

FOR SALE

±31,959 Sq. Ft.
on ±1.03 AC

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



14408 118 Avenue NW, Edmonton, AB

INVESTMENT OPPORTUNITY

Property Highlights

- Multi-Tenant Investment
- Below market rents
- Value add opportunity
- Great exposure
- Paved site
- Contact Agent for rent roll information



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

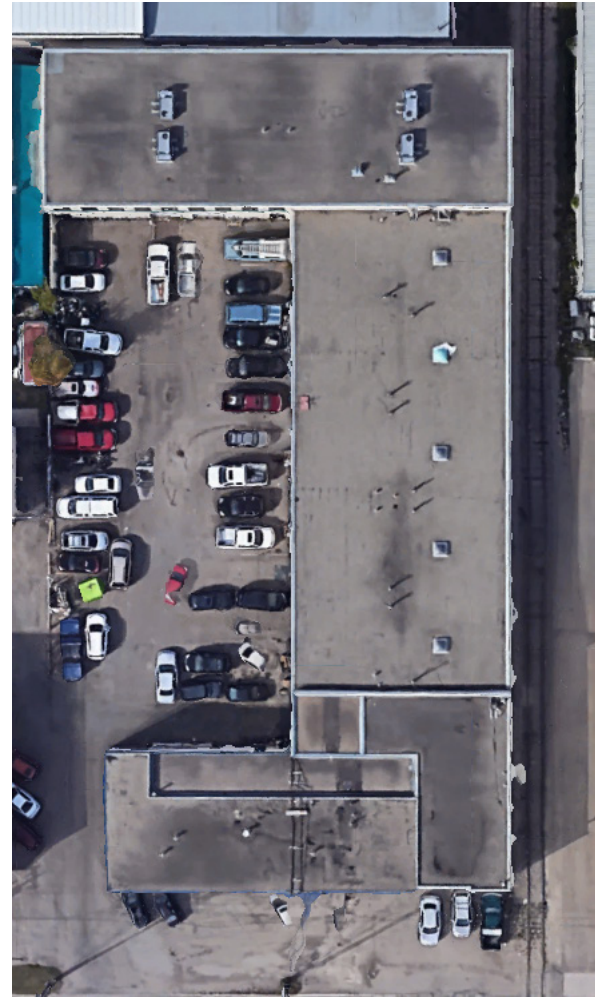
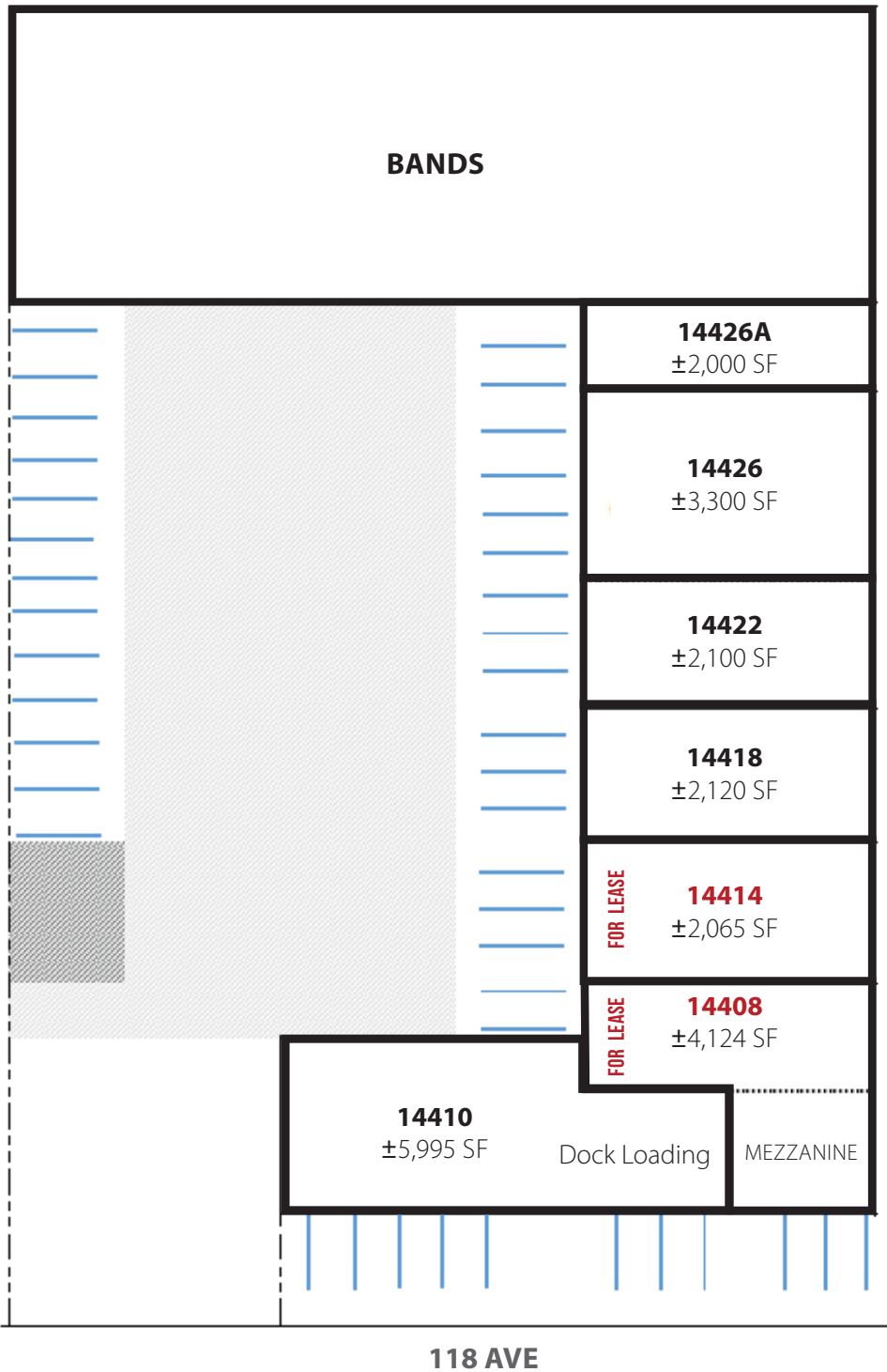


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Floor Plan



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Property Information

Municipal Address: 14408 118 Avenue NW, Edmonton, AB

Building Size: 31,959 Sq. Ft. (+/-)

Lot Size: 1.03 Acres (+/-)

Zoning: IM (Medium Industrial)

Loading: Grade and Dock

Ceiling Height: 18'

Power: 125 AMP | 120/240 V | 3 Phase (TBC)

Sumps: Floor Drain

Parking: Scramble

Possession: Immediate

Contact

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Purchase Price: \$3,150,000.00

* Contact Agent for rent roll information

