

FOR SALE

±14,278 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10609 109 Street, Edmonton, AB

FULLY LEASED OUT INVESTMENT OPPORTUNITY

Property Highlights

- High exposure office space located on 109 street
- Proximity to the ice district, MacEwan University, and Oliver Square
- Daily vehicle traffic is 28,300 and is complemented by local foot traffic provided by surrounding public transportation
- Ample parking for all staff/customers
- Located in a prime area with new retailers and residential development nearby.
- Energized parking upgrade, gated and secured, 50% covered



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.

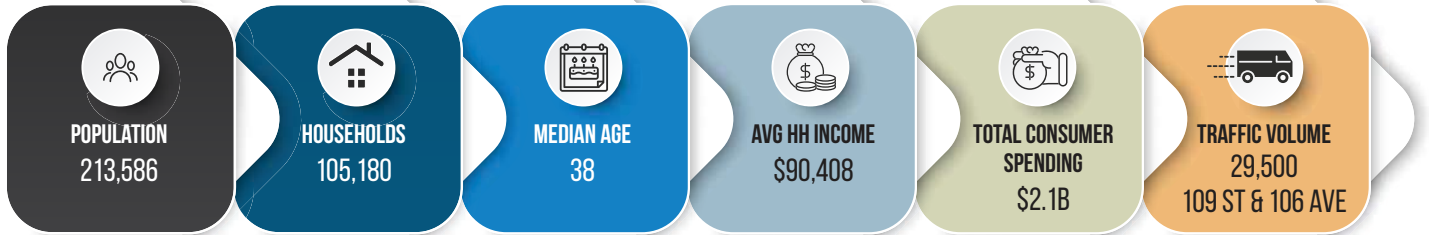
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Demographics within 5KM



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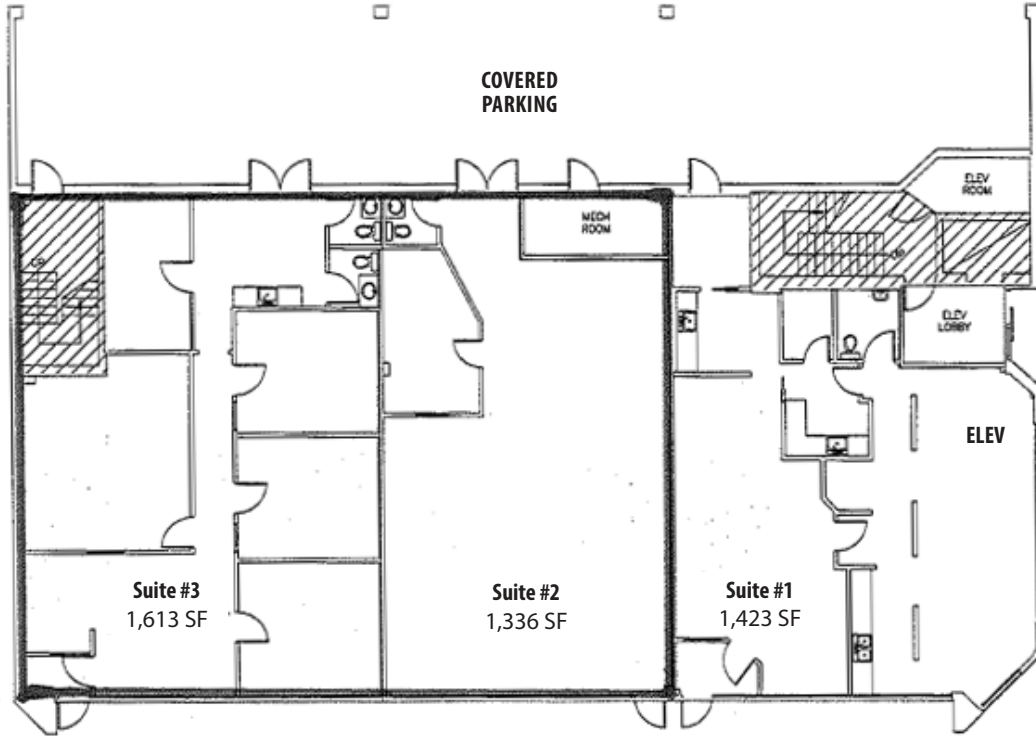


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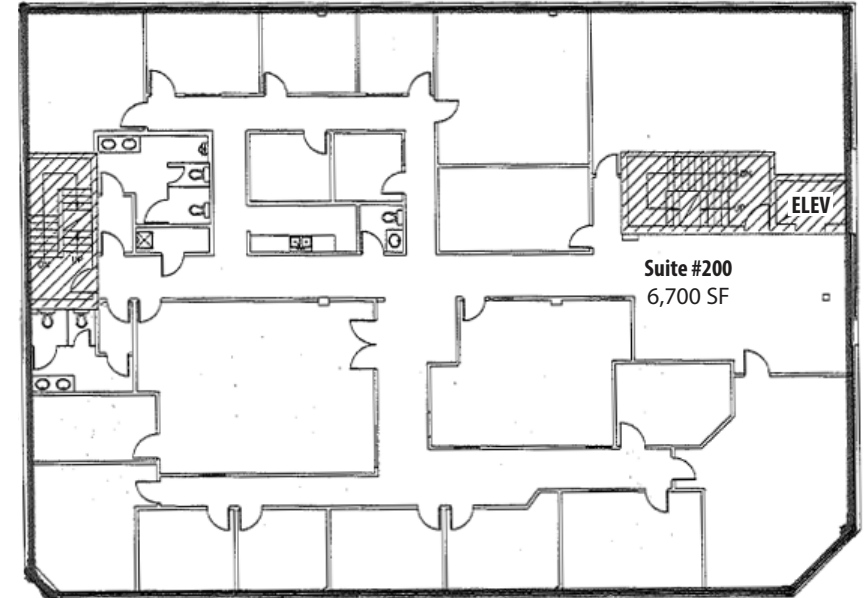
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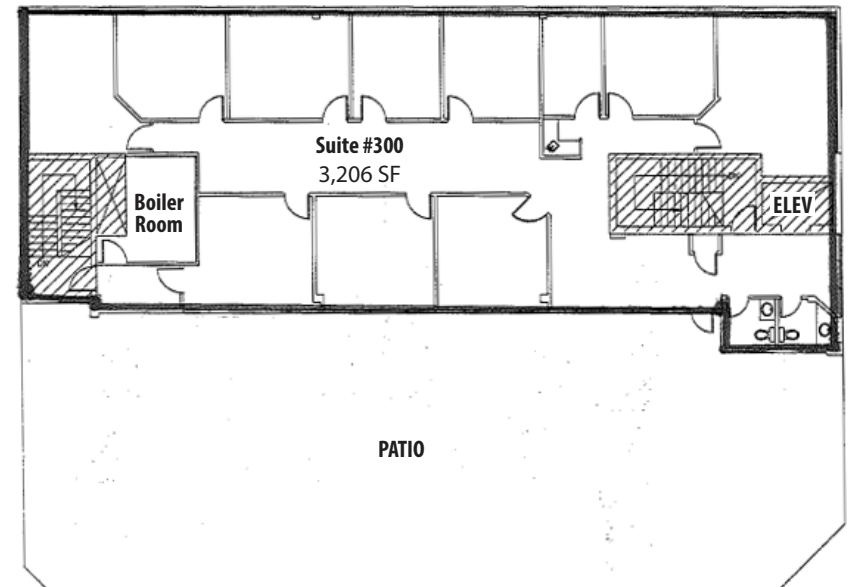
Main Floor

109 Street

2ND Floor



3RD Floor



Contact

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Property Information

Municipal Address: 10609 109 Street, Edmonton, AB

Legal Address: Plan B4, Blk 8, Lot 169 and 170

Building Size: 14,278 Sq. Ft. (+/-)

Of Floors: 3 floors, 3rd floor has a patio

Zoning: MU (Mixed-Use)

Parking: 30 designated parking stalls including 11 covered stalls

Power: 120 V

Neighborhood: Central McDougall

Possession: Immediate/negotiable

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Purchase Price: Contact Associate

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