

FOR SALE

±8,945 Sq. Ft.

FULLY LEASED BUILDING!

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5811 – 132 Avenue, Edmonton, AB

FORT ROAD PLAZA INVESTMENT

Property Highlights

- High-visibility retail with direct access to major routes including Yellowhead Trail, Manning Drive, and Anthony Henday
- Walking distance to Belvedere LRT Station
- Rear service doors for each unit
- Commercial center located directly on the corner of 58 St and 132 Ave
- Ample on-site parking

Contact

Shonik Dhamija

Associate

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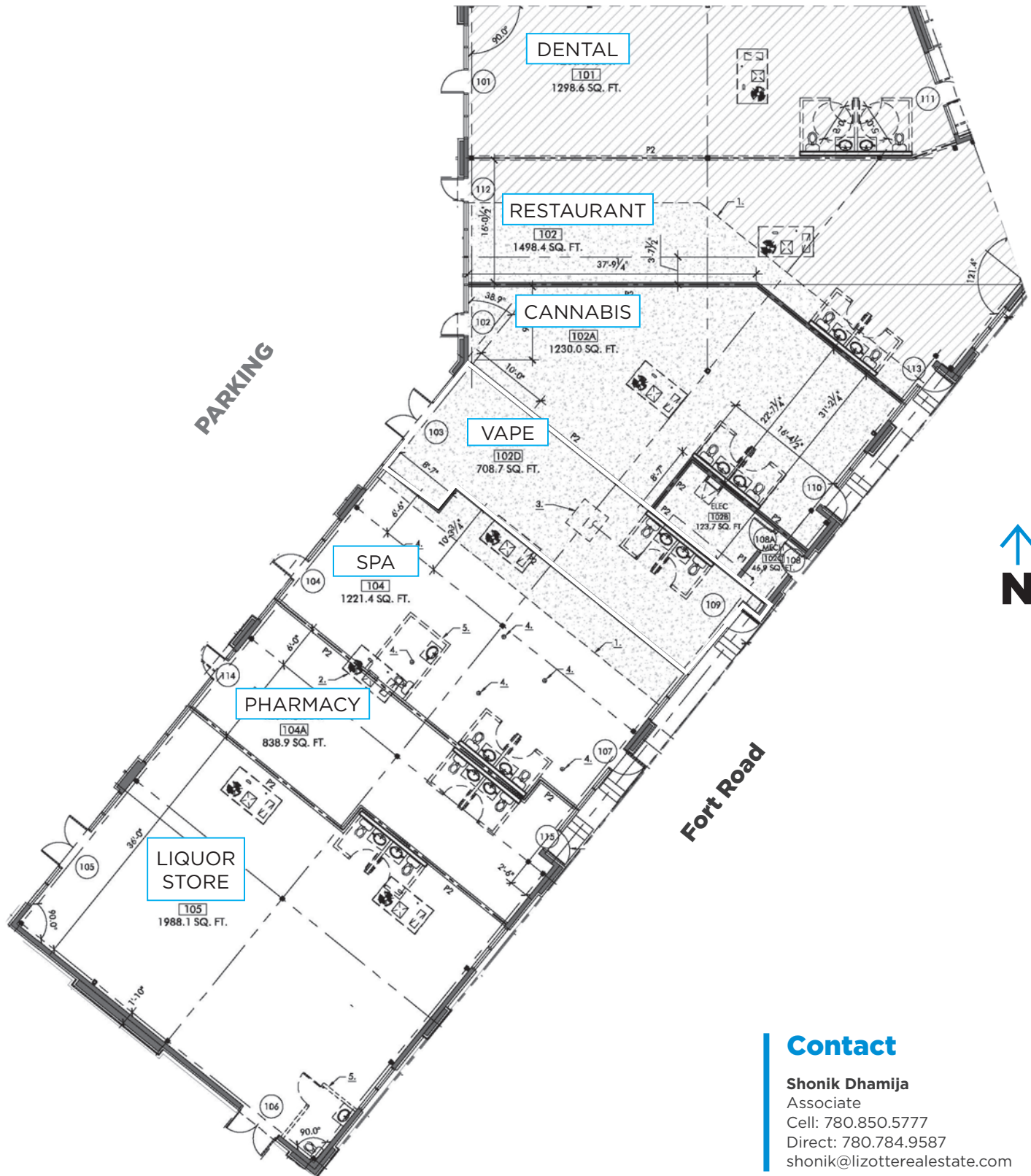
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Fort Road Plaza - FULLY LEASED

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Floor Plan

132 Avenue



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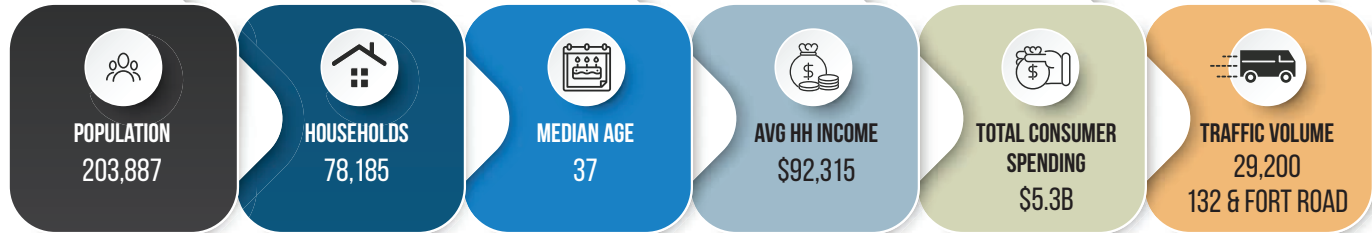
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Demographics within 5KM



FOR LEASE

Fort Road Plaza

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Property Information

Municipal Address: 5811 - 132 Avenue, Edmonton, AB

Legal Address: Block 41, Plan 4800KS

Building Size: 8,945 Sq. Ft. (7 Units)

Loading: 7 Rear Service Doors

Zoning: MU (Mixed-Use)

Year Built: 2019 | Renovated 2022

Parking: Ample parking

Possession: Immediate/negotiable

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Purchase Price: \$5,200,000.00

Taxes: \$60,637.15

Lease Rate: \$30.00/Sq. Ft.

Op Costs: \$14.00/Sq. Ft.

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