

# SALE/LEASE

±8,134 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**10852 - 97 Street, Edmonton, AB**

## HIGH EXPOSURE - LONG-TERM LEASEBACK INVESTMENT BUILDING

### Property Highlights

- The main floor, including the basement, is fully tenanted and long-term.
- Second-floor office space, currently available for lease
- Easy access to public transit, a short walk to multiple bus stops, the Metro LRT Line, and the future Valley LRT Line
- Excellent access to major arterials, including 97 Street, Kingsway Road, 111 Avenue, 101 Street, and 107 Avenue
- Minutes away from the Downtown core and Kingsway Mall



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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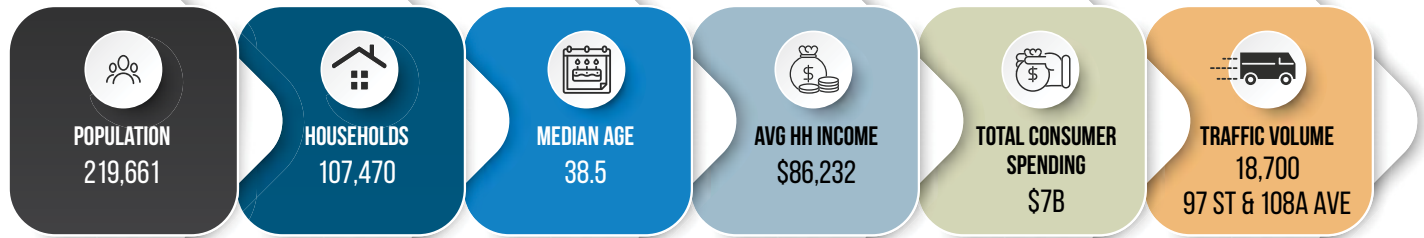


# SALE/LEASE

Long-Term Leaseback Investment Building

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## Demographics within 5KM



## Second Floor | For Lease

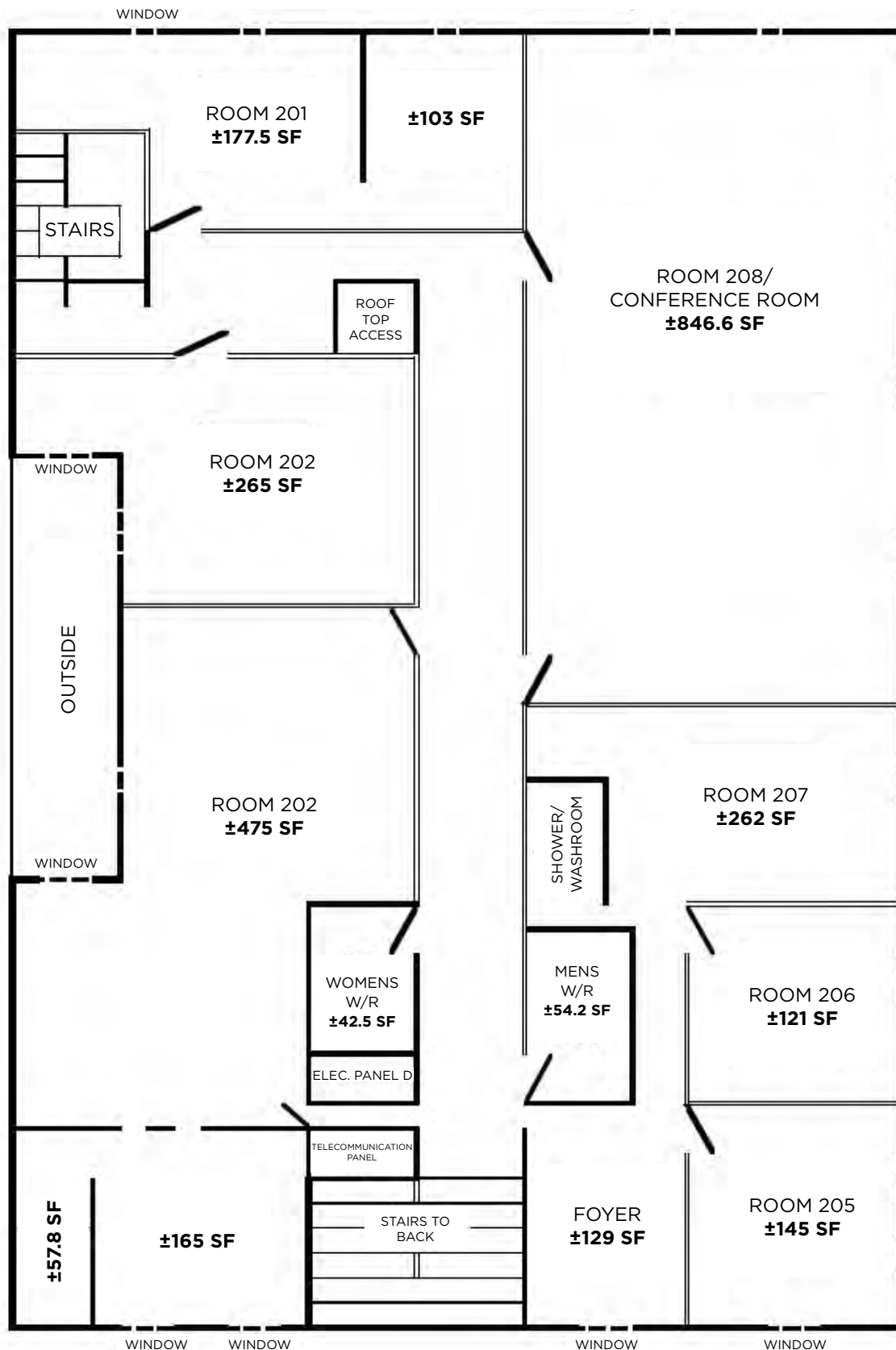


# SALE/LEASE

Second Floor For Lease Up to  $\pm 4,000$  SF

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## 2<sup>nd</sup> Floor Plan





# SALE/LEASE

Long-Term Leaseback Investment Building

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## Property Information

**Municipal Address:** 10852 - 97 Street, Edmonton, AB

**Legal Address:** Plan NA Block: 17 Lot: 1 & 2

**Building Size:** 8,134 Sq. Ft. (+/-)

**Available Space:** Up to 4,000 Sq. Ft. (+/-)

**Zoning:** Mixed Use (MU)

**Parking:** Dedicated staff parking & free street parking

**Power:** 3 phase 225 amp

**Washrooms:** 2 Main Floor | 3 Second Floor

**Neighbourhood:** McCauley

**Possession:** Immediate/negotiable

## Contact

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**Purchase Price:** \$1,100,000.00

**Taxes:** \$25,127 (2024)

**Lease Rate:** \$8.00/Sq. Ft.

**Op Costs:** \$7.00/Sq. Ft.

