

# FOR SALE

±40,435 Sq. Ft. on  
±2.01 Acres

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**1111/1121 – 156 Street, Edmonton, AB**

## OWNER-USER/INVESTMENT OPPORTUNITY

### Property Highlights

- Located in a high-exposure corner off of 156 Street & 111 Avenue NW
- Only minutes from Anthony Henday Drive.
- Existing tenants occupying the restaurant and office space.
- Great signage revenue opportunity allowing an additional income stream.
- Ample parking with 50+ stalls.
- Anchor potential, franchise pad sites (e.g., Starbucks, Shoppers, Daycare)
- Mixed-use, such as retail and office above.
- Positioned for future growth, this location is near expanding residential areas with a current population of 118,861 within a 5 km radius.



780.488.0888



[www.lizotterealestate.com](http://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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**Restaurant**



**2nd Floor Office**



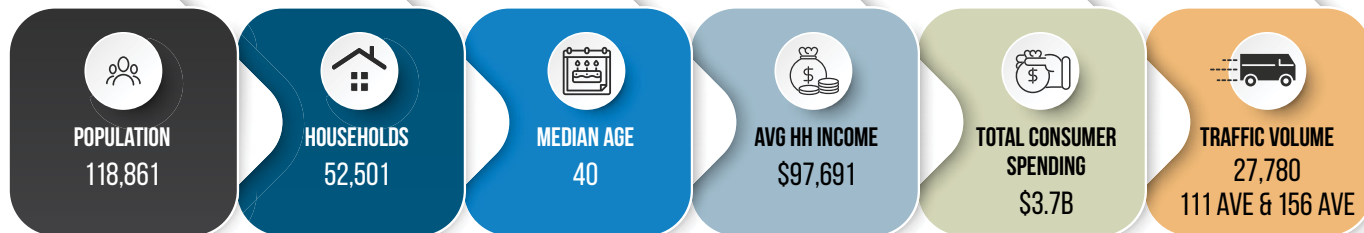


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## Demographics within 5KM



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## Property Information

**Municipal Address:** 11121 - 156 Street, Edmonton, AB

**Legal Address:** Plan 7922060; Block 5; Lot 15

**Building Size:** 40,435 Sq. Ft. (+/-)

**Lot Size:** 0.93 Acres | 2.01 Acres \*Including land

**Zoning:** BE (Business Employment)

**Parking:** Ample Surface parking

**Possession:** Negotiable

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**Purchase Price:** \$6,700,000.00 \*Includes Land

**Taxes:** \$43,399 (2024)

## Property Information | Land Only

**Municipal Address:** 11111 - 156 Street, Edmonton, AB

**Legal Address:** Plan 7922060, Block 5, Lot 14

**Lot Size:** 1.08 Acres

**Zoning:** CB (Business Commercial)

**Taxes:** 51,944.04 (2025 est)

## Contact

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