

SALE/LEASE

±1,113 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#113, 10411-122 Street, Edmonton, AB

HIGH EXPOSURE CORNER UNIT CONDO

Property Highlights

- Prime ground-floor, corner unit condo, directly across from the Brewery District
- High traffic exposure, next to Oliver area, one of Edmonton's most densely populated neighbourhood
- Includes two secure, titled, underground parking stalls
- Ample free street parking and on-site visitor parking available for clients
- Well-maintained interior with tasteful finishes and a move-in ready layout
- Current layout includes: four rooms, full bathroom, a reception/waiting area, and direct street access



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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High exposure, Ground Level, Corner Unit Condo

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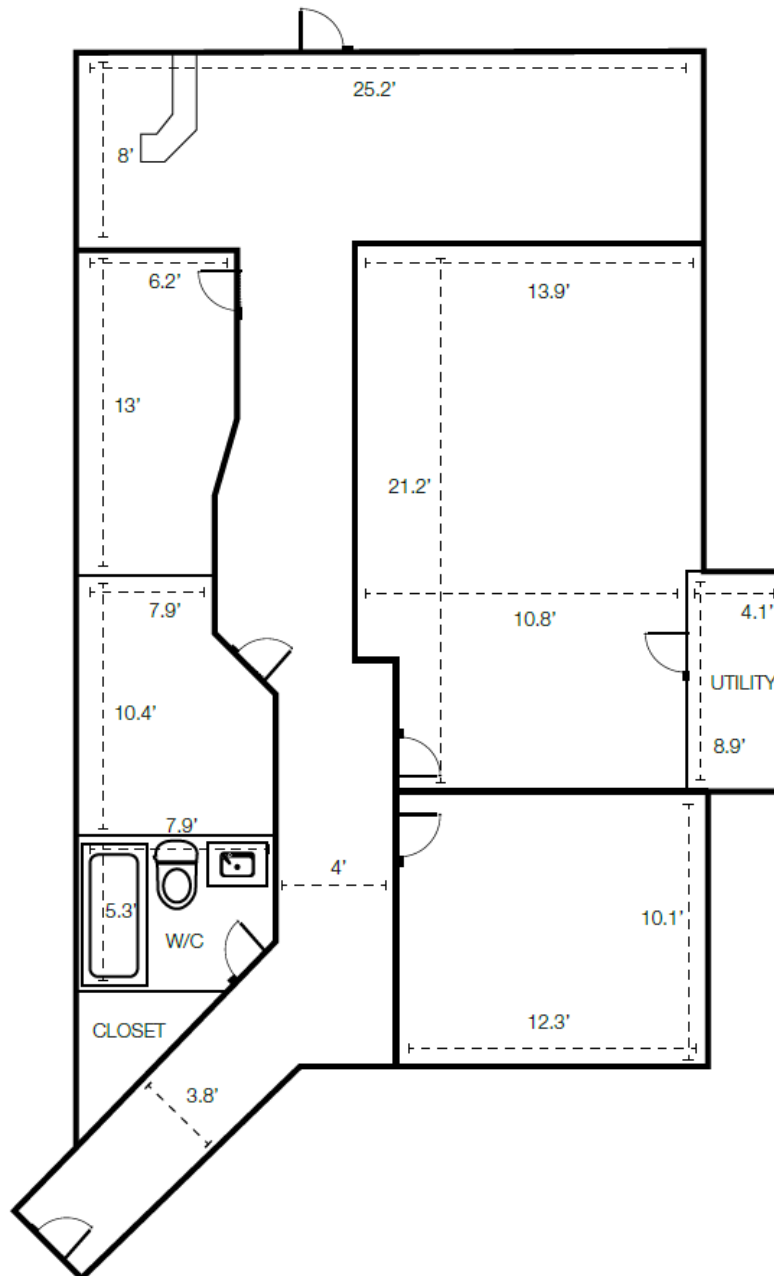


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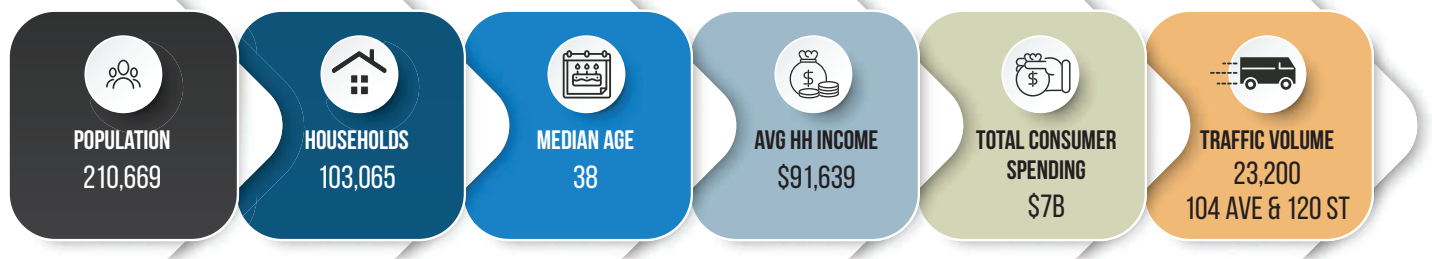
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Floor Plan



Demographics within 5KM



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Property Information

Municipal Address: #113, 10411-122 Street, Edmonton, AB

Legal Address: Plan 0325697 Unit 14

Size: 1,113 Sq. Ft. (+/-)

Zoning: Direct Development Control Provision (DC1 (19312))

Parking: 2 underground stalls

Possession: Immediate/negotiable

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Lease Rate: Market

Purchase Price: \$327,000.00

Taxes: \$7,781.16 per year (2024)

Contact

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