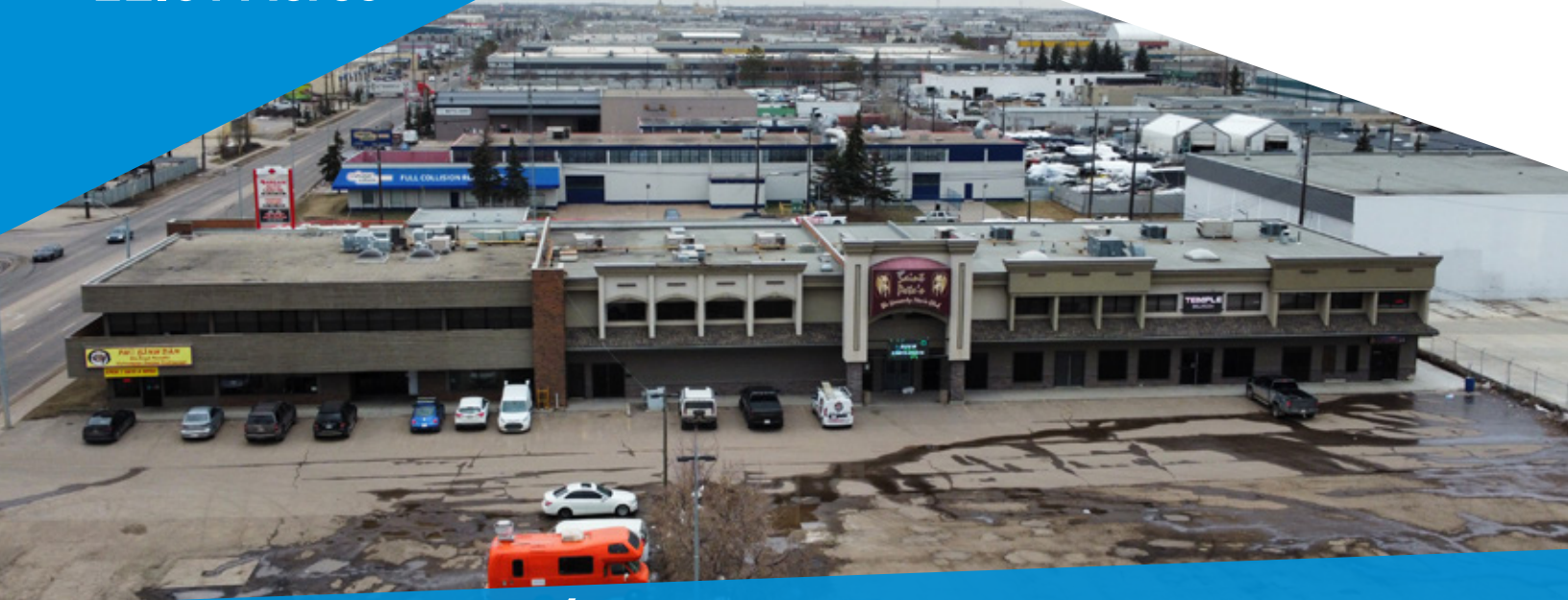


FOR SALE

±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



#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.

FOR SALE

Owner-user/Investment opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Restaurant



2nd Floor Office

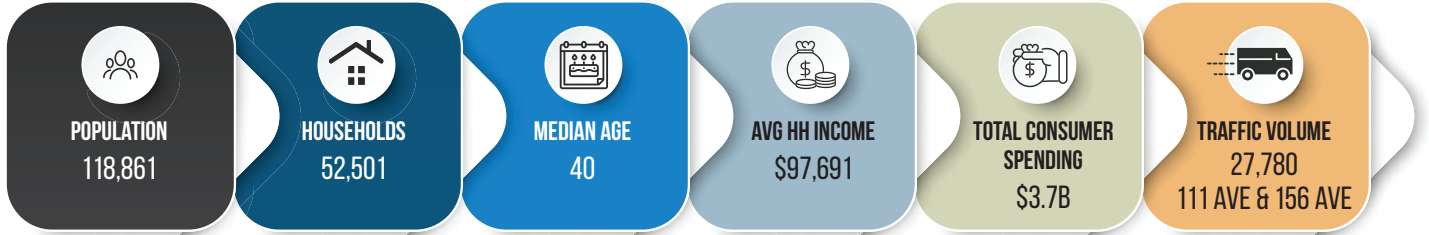


FOR SALE

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Demographics within 5KM



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FOR SALE

Owner-user/Investment opportunity

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

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

\$\$\$

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

Taxes: \$43,399 (2024)

Contact

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Cynthia Leduc

Unlicensed Assistant

Direct: 780.784.5359

cynthia@lizotterealestate.com

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)

