

FOR SALE

±2,300 Sq. Ft. on
±4,351 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10560 - 82 Ave, Edmonton, AB

CORNER BUILDING/LAND ON WHYTE AVE

Property Highlights

- Excellent exposure on Whyte Avenue (South/West corner)
- Across from the Varscona Hotel, neighboring retailers include From Another, Foosh, Triple 999 Skate, VAPE, Dadeo's, Blowers & Grafton, and many more
- Ample on-site parking, with potential for additional stalls if the north-facing patio is removed
- Great opportunity to refresh the building and convert into multiple retail bays, increasing NOI year after year
- Well-maintained roof, HVAC, and plumbing; black steel still intact for the kitchen range make-up air unit



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

Corner Building/Land On Whyte Ave

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



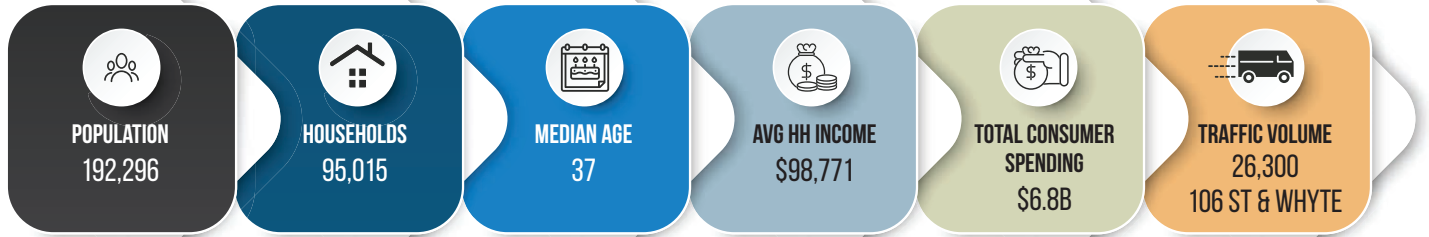
FOR SALE

Corner Building/Land On Whyte Ave

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Demographics within 5KM



FOR SALE

Corner Building/Land On Whyte Ave

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10560 - 82 Avenue, Edmonton, AB

Building Size: 2,300 Sq. Ft. (+/-)

Lot Size: 4,351.70 Sq. Ft. (+/-)

Zoning: MU (Mixed-Use)

Parking: Dedicated parking at rear, with the possibility of an addition of 5-7 stalls with the removal of north-facing patio

Heating: Forced air and HVAC roof unit

Possession: Immediate/negotiable

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

James Estayo

Unlicensed Assistant
Direct: 780.784.6556
james@lizotterealestate.com

\$\$\$

Purchase Price: Market | Contact Associate

