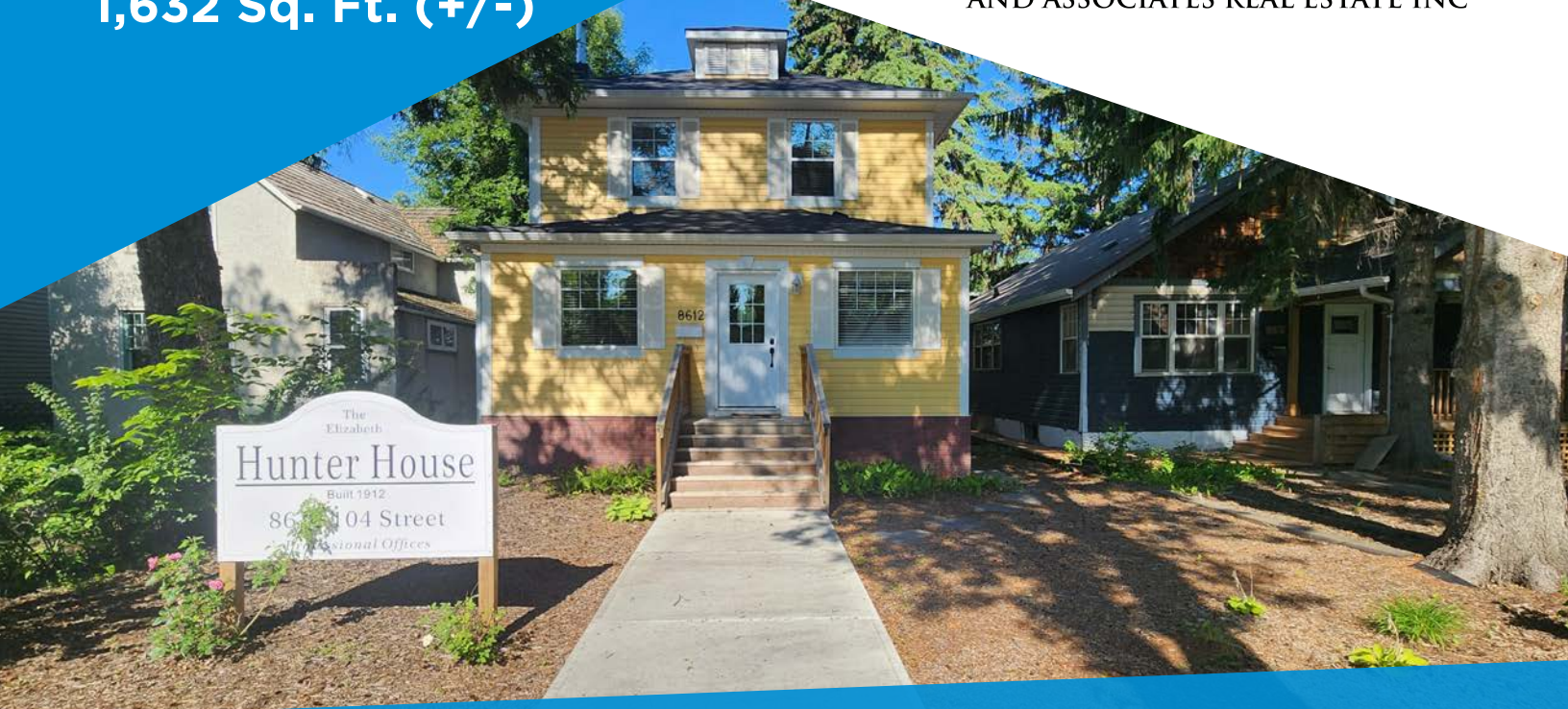


FOR SALE

1,632 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8612 – 104 Street, Edmonton, AB

OWNER-USER OPPORTUNITY

Property Highlights

- Direct exposure to 104 Street/Calgary Trail
- Character building utilized as a professional office
- Minutes from Whyte Ave and downtown
- Multiple offices
- Building has been substantially renovated



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

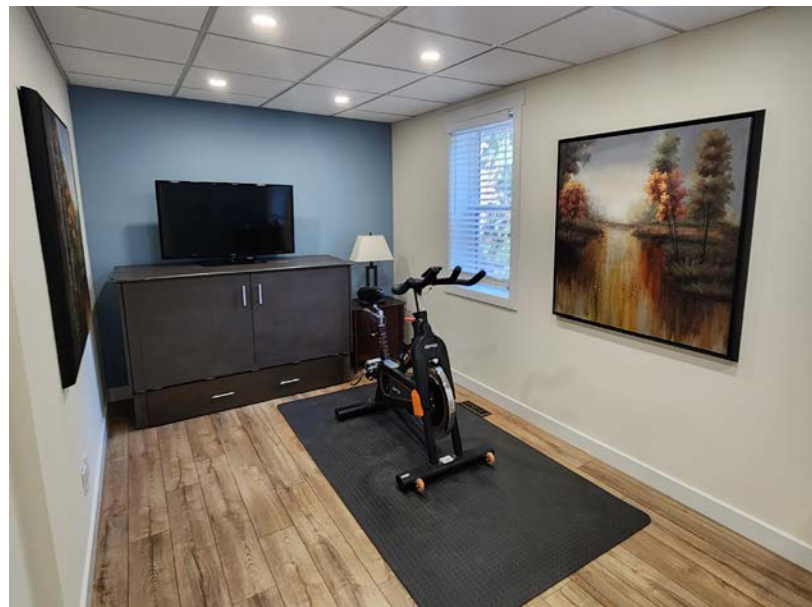


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FOR SALE

Owner-User Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



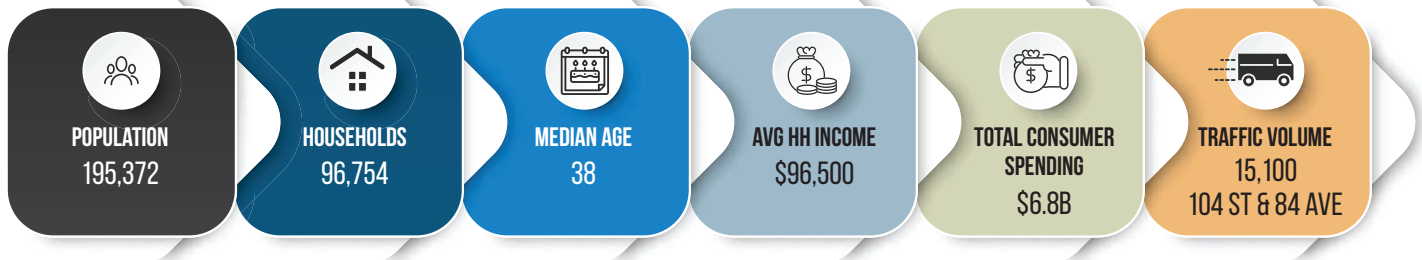
FOR SALE

Owner-User Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Demographics within 5KM



FOR SALE

Owner-User Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 8612 - 104 Street, Edmonton, AB

Legal Address: Plan I, Block 101, Lot 4

Site Size: 4,306 Sq. Ft. (+/-)

Building Size: Main Floor 912 Sq. Ft. (+/-)

2nd Floor 720 Sq. Ft. (+/-)

Total 1,632 Sq. Ft. (+/-)

Zoning: Small Scale residential (RS)

Parking: Street parking/Parking pad

Possession: Immediate/negotiable

\$\$\$

Purchase Price: \$559,900.00

Contact

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