

# FOR SALE

±6,500 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**9903 – 76 Avenue, Edmonton, AB**

## HIGH EXPOSURE BUILDING ON 99 STREET

### Property Highlights

- Prominent Ritchie location
- Clean Phase 1 Environmental
- Building has excellent redevelopment potential
- Walkable area directly across the street from a residential area
- On-site parking in addition to street parking
- In proximity to Whyte Ave, Gateway Blvd and Argyll Road



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.

# FOR SALE

High exposure Building on 99 St

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



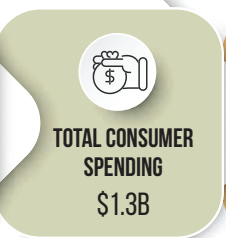
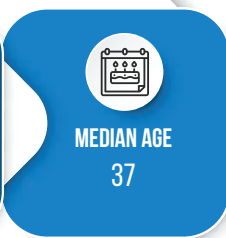
# FOR SALE

High exposure Building on 99 St

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Demographics within 5KM



# FOR SALE

High exposure Building on 99 St

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 9903 76 Ave, Edmonton, AB

**Total Rentable Size:** 6,500 Sq. Ft. (+/-)

**Main Floor:** 5,489 Sq. Ft. (+/-)

**Second Floor:** 1,011 Sq. Ft. (+/-)

**Mezzanine:** 3,479 Sq. Ft. (+/-) \*Bonus space

**Basement/Storage:** 1,256 Sq. Ft. (+/-) \*Bonus space

**Zoning:** BE (Business Employment Zone)

**Parking:** On-site and free street parking

**Neighbourhood:** Ritchie

**Loading:** 12'X 10' Grade

**Possession:** Immediate/negotiable

\$\$\$

**Purchase Price:** \$1,650,000.00

**Taxes:** TBV

## 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

### Joshua Kott

Associate  
Cell: 780.907.1971  
Direct: 780.784.9583  
joshua@lizotterealestate.com

