

SALE/LEASE

±8,134 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10852 - 97 Street, Edmonton, AB

HIGH EXPOSURE - LONG-TERM LEASEBACK INVESTMENT BUILDING

Property Highlights

- The main floor, including the basement, is fully tenanted and long-term.
- Second-floor office space, currently available for lease
- Easy access to public transit, a short walk to multiple bus stops, the Metro LRT Line, and the future Valley LRT Line
- Excellent access to major arterials, including 97 Street, Kingsway Road, 111 Avenue, 101 Street, and 107 Avenue
- Minutes away from the Downtown core and Kingsway Mall



780.488.0888



www.lizotterealestate.com



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



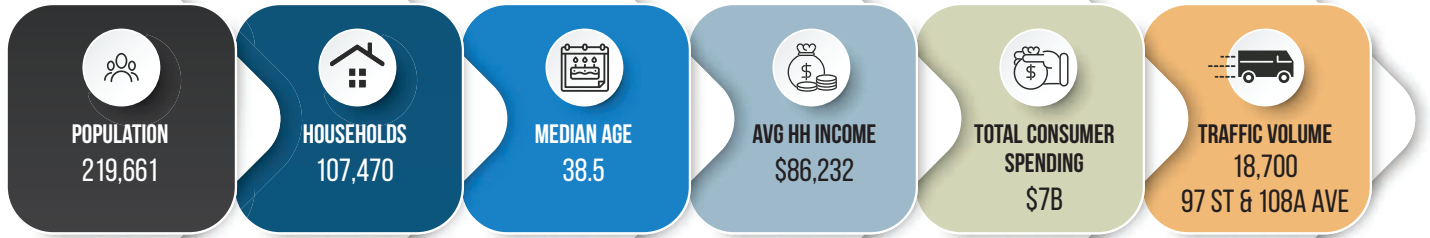
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SALE/LEASE

Long-Term Leaseback Investment Building

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Demographics within 5KM



Second Floor | For Lease

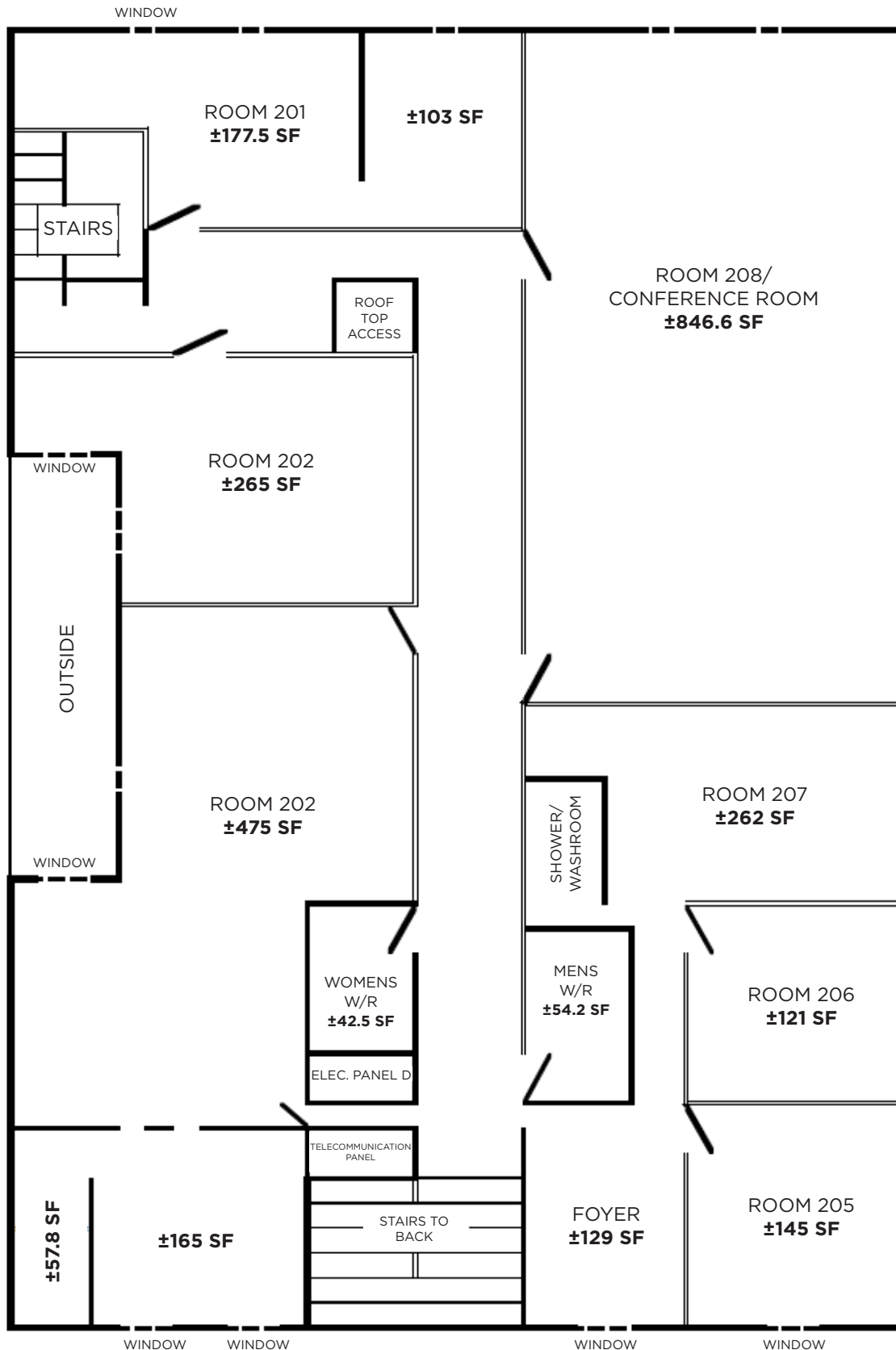


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Second Floor For Lease Up to ±4,000 SF

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2nd Floor Plan



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Property Information

Municipal Address: 10852 - 97 Street, Edmonton, AB

Legal Address: Plan NA Block: 17 Lot: 1 & 2

Building Size: 8,134 Sq. Ft. (+/-)

Available Space: Up to 4,000 Sq. Ft. (+/-)

Zoning: Mixed Use (MU)

Parking: Dedicated staff parking & free street parking

Power: 3 phase 225 amp

Washrooms: 2 Main Floor | 3 Second Floor

Neighbourhood: McCauley

Possession: Immediate/negotiable

Contact

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Purchase Price: \$1,100,000.00

Taxes: \$25,127 (2024)

Lease Rate: \$8.00/Sq. Ft.

Op Costs: \$7.00/Sq. Ft.

