

FOR SALE

11004 105 AVE & 10524 110 ST, EDMONTON, AB

±17,680 SQ. FT.



PRICE REDUCED

INCOME-PRODUCING INVESTMENT PROPERTY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

CONTACT

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Property Information

Municipal Address: 10524 - 110 Street, Edmonton, AB &
11004 - 105 Ave, Edmonton, AB

Legal Address: Plan B4 Block 10, Lot 217

Building Size: ±17,410 Sq. Ft.

Zoning: [Direct Control \(DC \(21437\)\)](#)



Loading: 8'x8' Grade rear loading

Parking: 20 Surface/Dedicated tenant parking

Possession: Immediate

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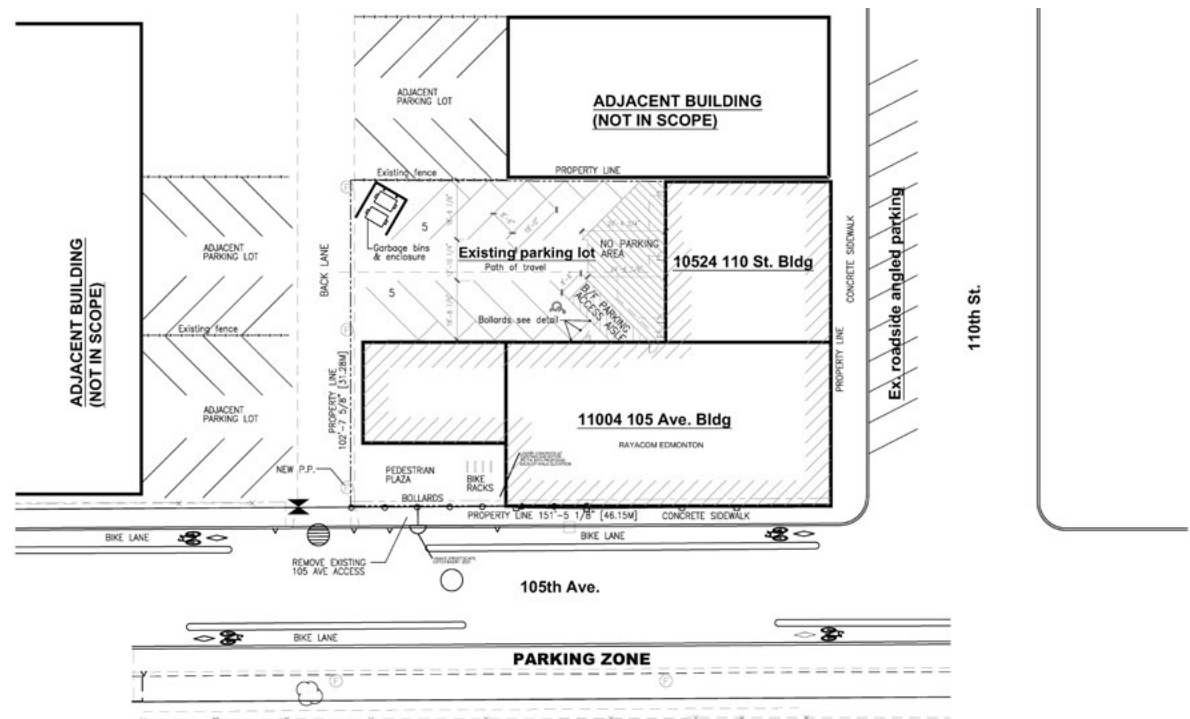
Purchase Price: ~~\$5,300,000~~ \$5,100,000.00

Op Costs: TBD



ADDITIONAL INFORMATION

- 100% leased income-producing property.
- Twelve long-term tenants
- Potential for owner to vacate and an owner-user to occupy
- New Facade and over \$1 Million dollar renovation recently completed
- Just behind Grant MacEwan University
- Investment opportunity



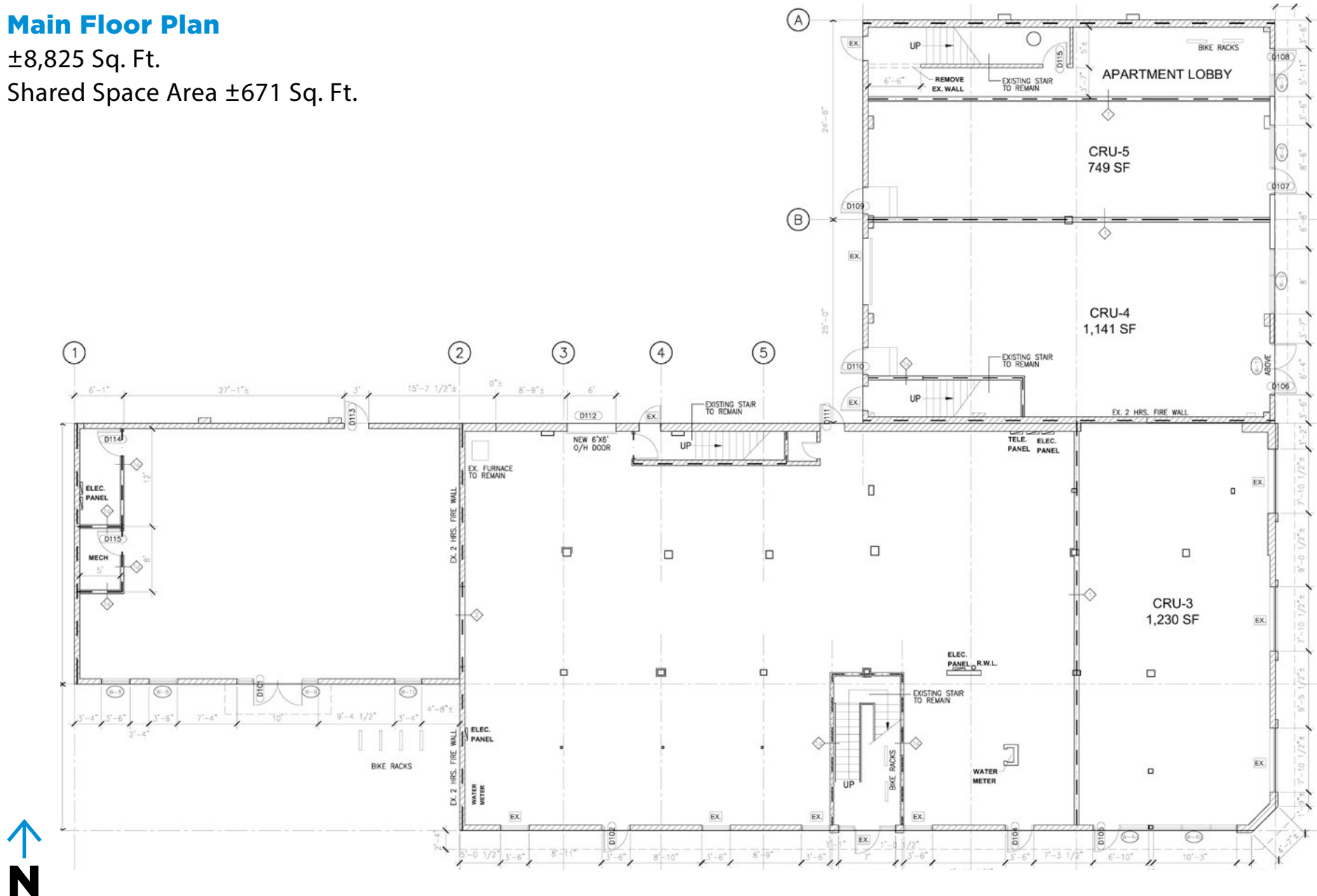
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Main Floor Plan

±8,825 Sq. Ft.

Shared Space Area ±671 Sq. Ft.



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Second Floor Plan

±4,845 Sq. Ft.



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