

# FOR SALE

±47,000 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15003 - 118 Avenue, Edmonton, AB

## INVESTMENT OPPORTUNITY

### Property Highlights

- Flexible zoning allows a wide range of uses including retail, office, and light industrial
- Excellent exposure
- Diverse mix of Tenants with long term standing occupancy
- Immediate access to key routes including 149 Street, 170 Street, and Yellowhead Trail
- Rent roll may be provided upon execution of NDA
- High visibility with pylon signage opportunities for tenants and owner-users



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Investment Opportunity

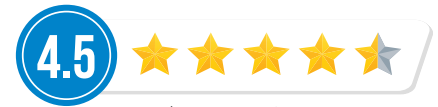
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## NOTABLE TENANTS



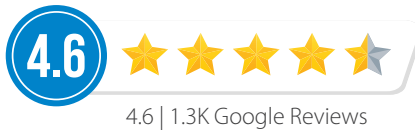
### BIG DADDY'S SANDWICH CO.

Big Daddy's Sandwich Co. has been a tenant for approximately 10 years, Big Daddy's is one of the tenants that draws many people to the property on a regular basis.

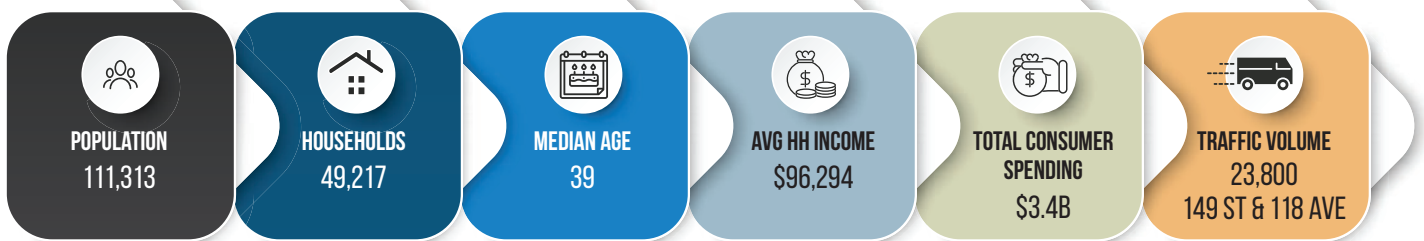


### YEG EXOTIC

This is their flagship location that has performed so well, they shut down their Whyte Ave and Calgary Trail locations to move into a larger space on site



## Demographics within 5KM



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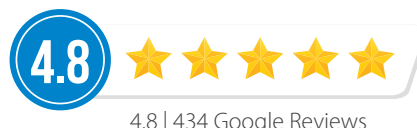
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## JEFFS AUTO GLASS

Jeff's Auto Glass is an AMVIC-licensed business that has proudly served Edmonton and the surrounding area since 1983.



## INDEPENDENT COUNSELLING ENTERPRISES INC.

Incorporated over 30 years ago, providing services to people with complex needs and they are accredited through the government of alberta. ICE also occupies the largest leasable area on site.



## STERLING GLASS HARDWARE

They are one of the latest additions of tenants to the property, Sterling Hardware specializes in frameless glass hardware and is located in Alberta and British Columbia.

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### Property Information

**Municipal Address:** 15003 - 118 Avenue NW, Edmonton, AB

**Legal Address:** Lot 1, Block 2, Plan 9923439

**Size:** ±47,000 Sq. Ft.

**Lot Size:** ±2.74 Acres

**Zoning:** Business Employment (BE)

**Parking:** Paved surface (approx. 130 stalls)

**Power:** TBC

**Heating:** Forced Air

**Loading:** 12'X 14' Grade

**Bay Doors:** 13

**Neighbourhood:** Garside Industrial

**Possession:** Immediate/negotiable

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**Purchase Price:** \$8,850,891.00

**Capilization Rate:** 5.94%

**Taxes:** \$164,461.30 (est. 2026)

### Contact

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