

FOR SALE

±5,555 SF

Lot ±11,255 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10540 123 Street NW, Edmonton, AB

FUTURE REDEVELOPMENT/ INVESTMENT OPPORTUNITY

Property Highlights

- Across from the Edward Block Apartments
- In the heart of the Brewery District and 124th street
- Recent approvals of high-density development behind the building on 124 street
- Great opportunity for an Owner/User in the midst of hundreds of new residential units entering the area
- In proximity to Stony Plain Road, Groat Road and Jasper Ave



780.488.0888



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.

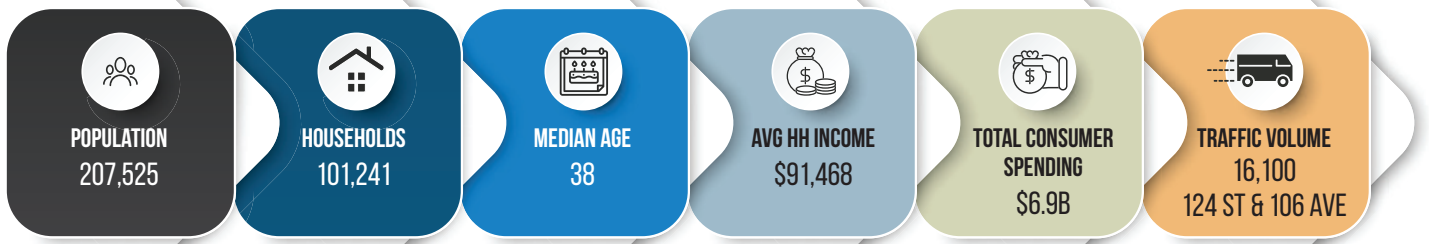
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Future Redevelopment/Investment

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Demographics within 5KM



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Property Information

Municipal Address: 10540 123 Street NW, Edmonton, AB

Legal Address: Plan 408KS Block 23 Lot 10

Building Size: 5,555 Sq. Ft. (+/-)

Lot Size: 11,255 Sq. Ft. (+/-)

Zoning: DC1

Parking: Street parking & side of building

Loading: 1 Dock Door

Possession: Immediate/negotiable

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Sale Price: ~~\$1,800,000~~ \$1,620,000

Property Taxes: \$18,127.00 Estimated

Contact

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