

## FOR SALE



### Investment Opportunity

Plaza 167  
4367 167 Avenue  
Edmonton, AB, T5Y3Y2

#### Location

The property is conveniently situated on 50 Street and 167 Avenue, located in the district of Brintnell. This property consists of retail and office space. Building was built in 2017 and is well maintained with some upgrades. A variety of commercial retail and service businesses surround this property. This location is easily accessible from Manning and 66<sup>th</sup> Street, and conveniently located near Anthony Henday exits Manning Drive and 66<sup>th</sup> North

Exclusively Offered By:  
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## Site Description

The property sits on a condominium complex , that provides public parking in front of the building and two underground parking stalls. This condo commercial property has condo fees (\$930.44) that includes lawn and snow removal, underground parking lot maintenance, visitor parking in general parking lot and landscape maintenance.

## Building Description

This property consists of a floor plate of  $\pm$  2,432 square feet of retail space on the main floor of the building. Built in 2017.

## Developments in Proximity

This property is within the area of a shopping centre called the '50<sup>th</sup> Street Market', that comprises of a variety of businesses that include restaurants, grocery stores, banks, medical offices and much more. Within a short walking distance, this shopping centre is close to home to many growing communities and schools, which include: Hollick Kenyon, Cy Becker, Brintnell and McConachie.

## Zoning

The property is zoned CB2 – General Business Zone. (The purpose of this zone is to provide for business that require large sites and a location with good visibility and accessibility along, or adjacent, to major public railways. This zone also accommodates limited residential-related uses.

## Property Highlights

- Never been occupied
- Excellent opportunity for owner/user in high traffic location
- Ideal Space for a medical practise as it is right next to a Pharmacy and Medical Practitioners.
- Two Side-by-side Heated Underground Parking Stalls available
- Site tenants include Dx Medical Centres Plaza 167, IDA Brintnell Pharmacy, WIC Physiotherapy, Plaza 167 Dental, Royal Pizza and Burger Daddy.

## Price

- Price: \$1,288,690

## Taxes

- Taxes \$28,658.01 (2022)

## Legal Description

Plan 1823461

Block 14

Lot N/A

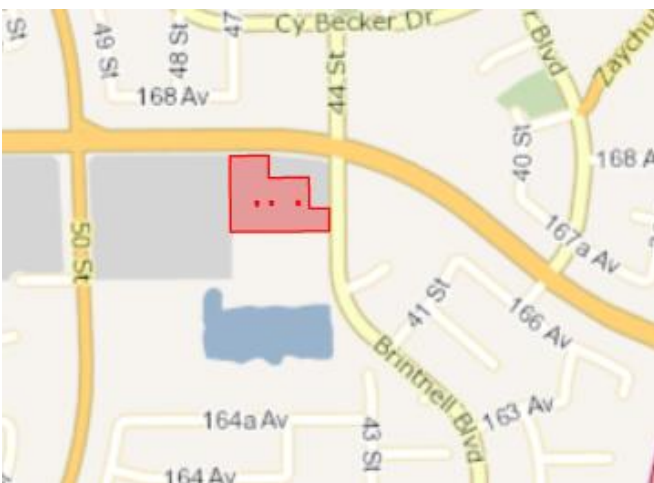
EXCEPTING THEREOUT ALL MINES AND MINERALS

## Municipal Address

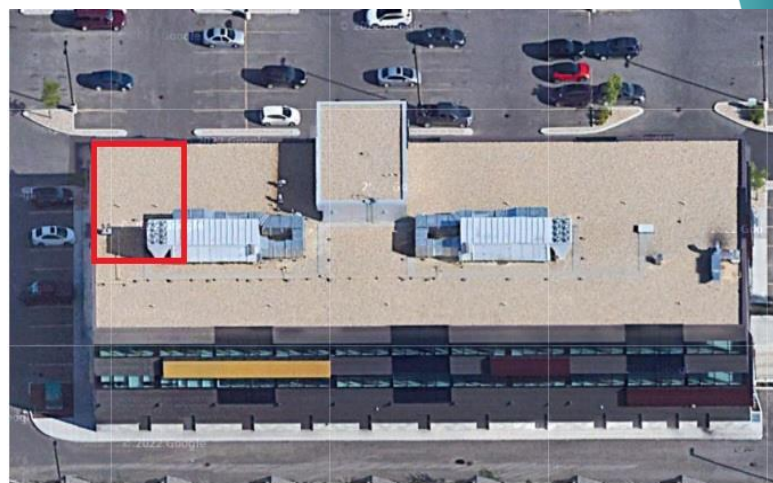
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## Property Photos



City Maps View



Aerial View



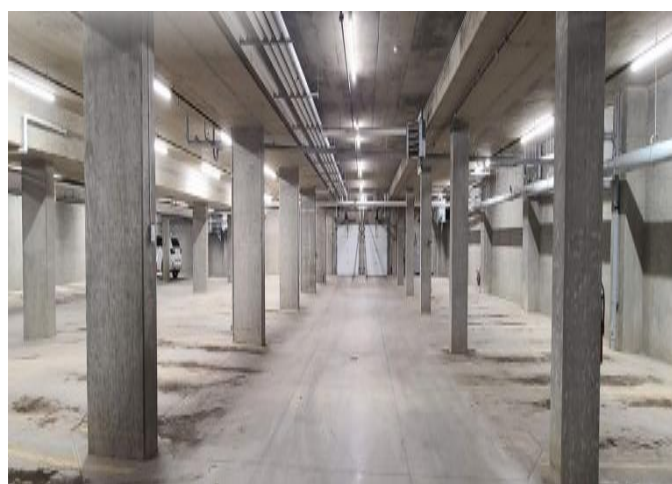
Exterior Unit View



Interior Unit View



Interior Unit View



Underground Parking

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