

# FOR SALE

±6,500 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**9903 – 76 Avenue, Edmonton, AB**

## **HIGH EXPOSURE BUILDING ON 99 STREET**

### **Property Highlights**

- Prominent Ritchie location
- Clean Phase 1 Environmental
- Building has excellent redevelopment potential
- Walkable area directly across the street from a residential area
- On-site parking in addition to street parking
- In proximity to Whyte Ave, Gateway Blvd and Argyll Road



780.488.0888



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



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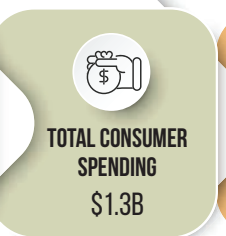
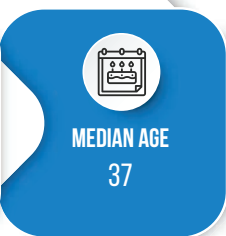
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## Demographics within 5KM





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## Property Information

**Municipal Address:** 9903 76 Ave, Edmonton, AB

**Total Rentable Size:** 6,500 Sq. Ft. (+/-)

**Main Floor:** 5,489 Sq. Ft. (+/-)

**Second Floor:** 1,011 Sq. Ft. (+/-)

**Mezzanine:** 3,479 Sq. Ft. (+/-) \*Bonus space

**Basement/Storage:** 1,256 Sq. Ft. (+/-) \*Bonus space

**Zoning:** BE (Business Employment Zone)

**Parking:** On-site and free street parking

**Neighbourhood:** Ritchie

**Loading:** 12'X 10' Grade

**Possession:** Immediate/negotiable

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**Purchase Price:** \$1,650,000.00

**Taxes:** TBV

## Contact

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