

# FOR SALE

±25,000 SF

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**REDEVELOPMENT OPPORTUNITY  
WITH POSSIBLE VTB OR SALE LEASEBACK**

**6605 – 82 Avenue, Edmonton, AB**

## **HIGH VISIBILITY SITE WITH MULTIPLE BUILDINGS**

### **Property Highlights**

- Frontage to Sherwood Park freeway
- Immediate access to 82 Avenue & Argyll Road and close proximity to 75th & 50th Street
- 4 access points
- Existing Sign and land lease income
- 11% site coverage



780.488.0888



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



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

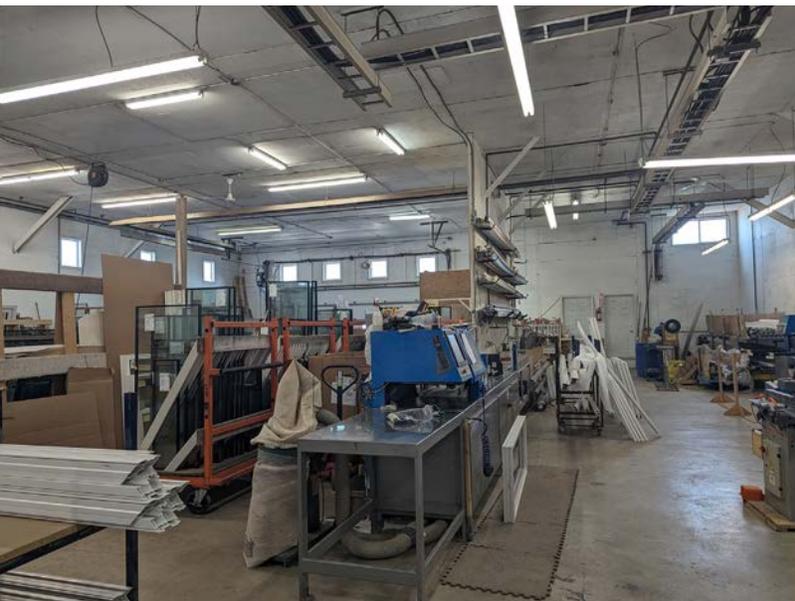


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR SALE

High visibility site with multiple buildings!

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR SALE

High visibility site with multiple buildings!

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 6605 - 82 Avenue, Edmonton, AB

**Legal Address:** Plan 8521477, Block B, Lot 1A

**Total Size:** 25,000 Sq. Ft. (+/-)

**Lot Size:** 5.055 Acres (+/-)

**Zoning:** IH (Heavy Industrial)  
\*Candidate for (BE) zoning

**Parking:** Paved in front of main building

**Power:** 600 amps, 120/208 Volts

**Site Coverage:** 11%

**Possession:** Immediate/negotiable

\$\$\$

**Purchase Price:** \$4,600,000.00

## Contact

**Derek Shybunka**

Associate

Cell: 587.566.3602

Direct: 780.784.0442

derek@lizotterealestate.com

**Jesse Hesse**

Licensed Assistant

Cell: 780.307.6841

Direct: 780.784.9586

jesse@lizotterealestate.com

### 1 Main Building

**11,500 Sq. Ft.**

- Trench drain and dual stage sump
- Radiant tube heating
- 12 x 12 grade door
- 18' at peak

### 2 Work Shop

**7,200 Sq. Ft.**

- Radiant tube heating
- (1) 24 x 12, (2) 12 x 16 Grade
- 17' clear

### 3 Cold Storage Building

**6,300 Sq. Ft.**

- 12 x 16 Grade Door
- 16' Clear"

