

FOR SALE

±1,300-6,500 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10126 111 Street, Edmonton, AB

RETAIL/MEDICAL CONDO

Property Highlights

- 2 Well-appointed main floor medical spaces
- Improvements are in good condition
- Exam rooms are large and each room has a sink
- Stainless steel cupboards in sterilization area
- Ample parking in the area
- Ideal for a doctor's office and pharmacy
- Suitable for medical, retail and office uses



780.488.0888



www.lizotterealestate.com



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

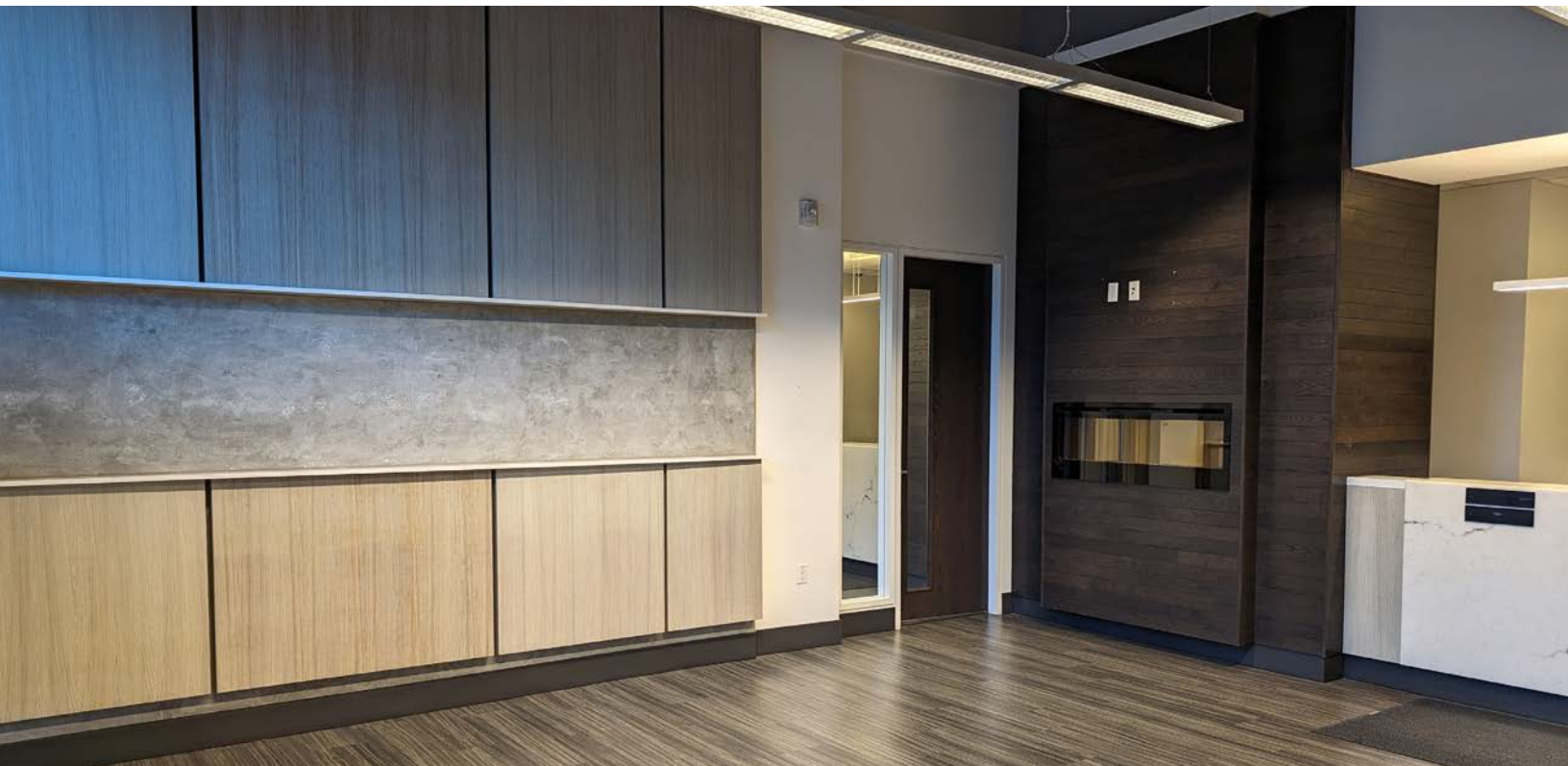
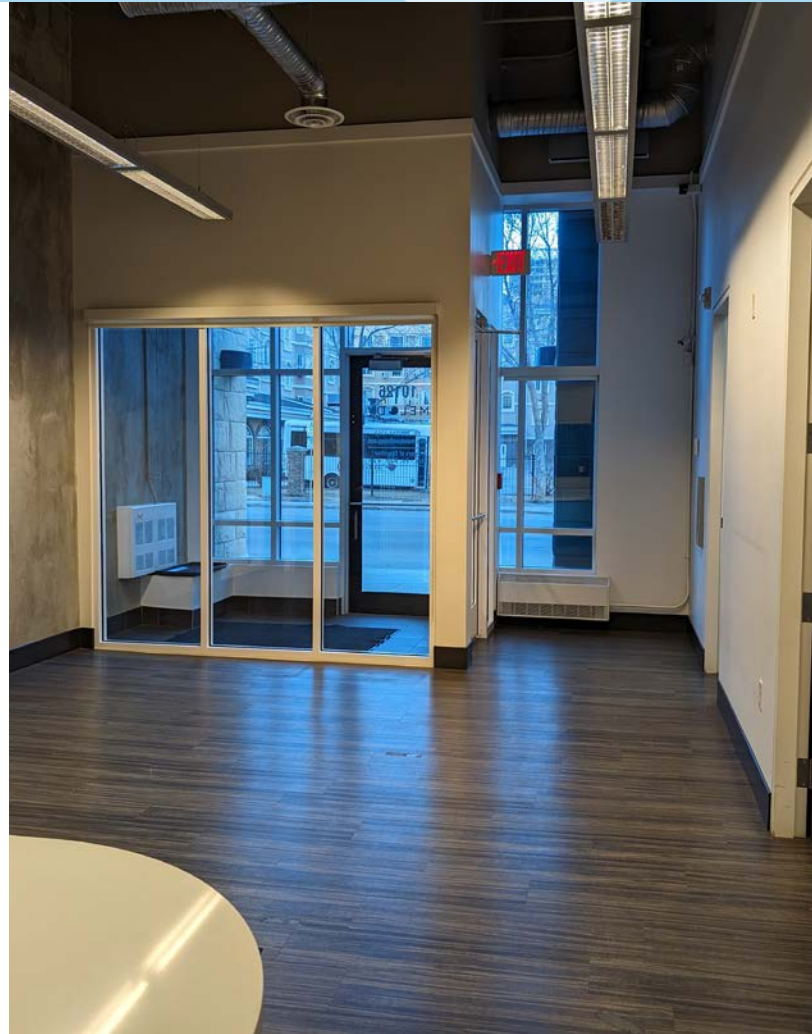


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Retail/Medical Condo

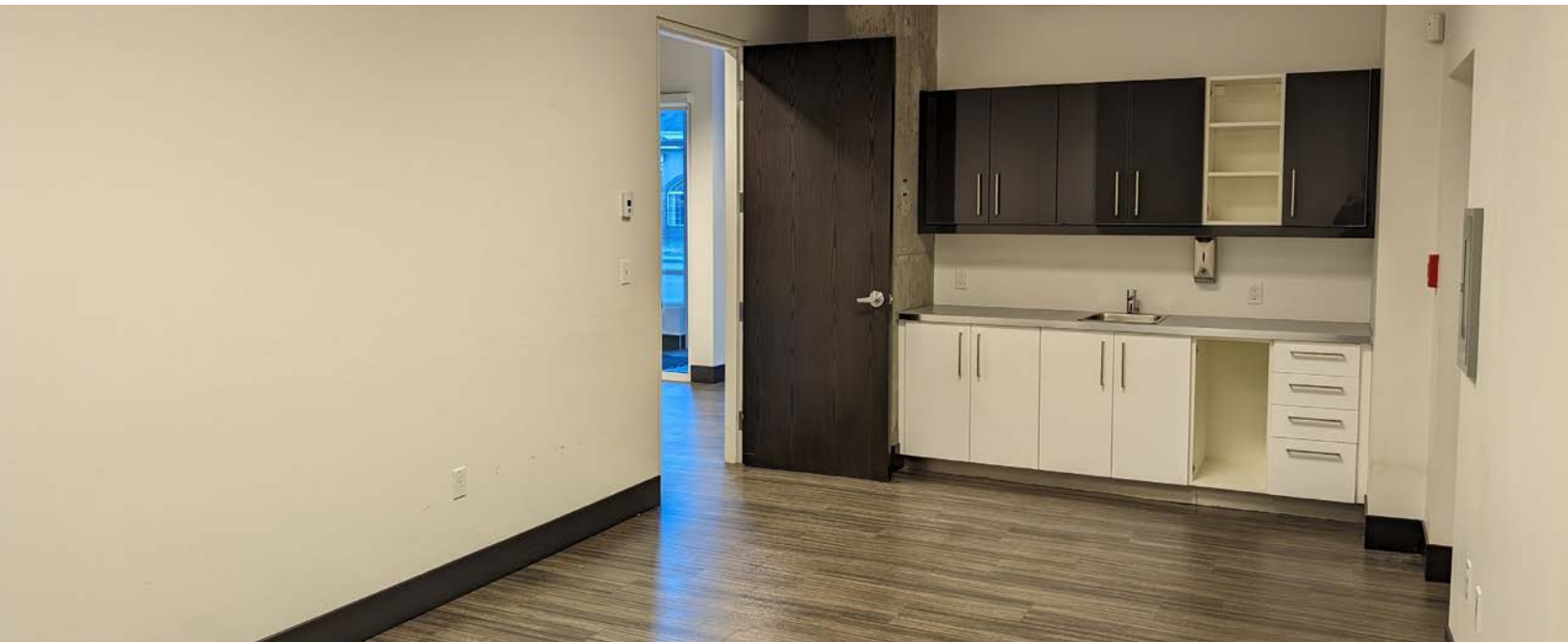
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR SALE

Retail/Medical Condo

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

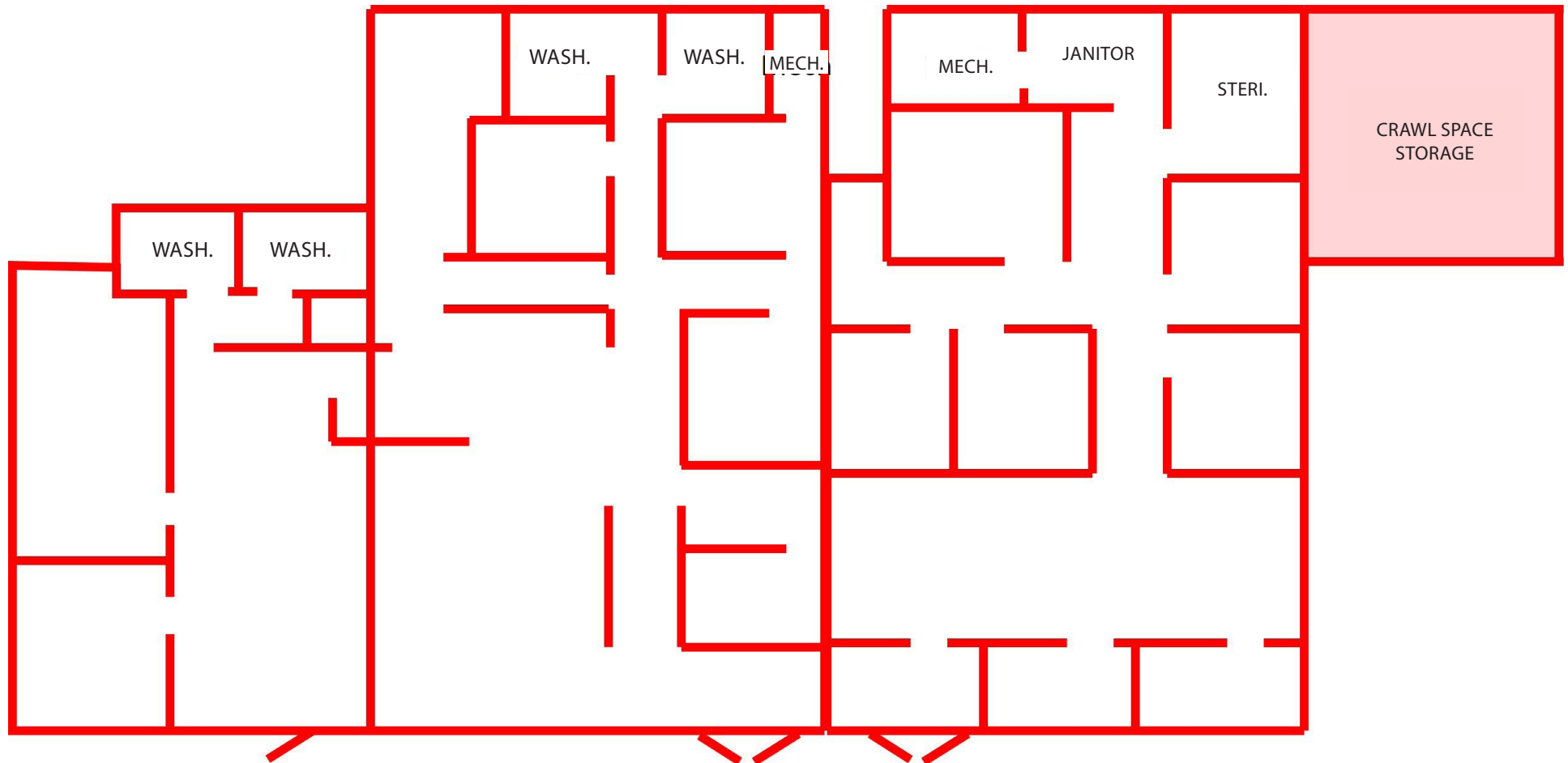


FOR SALE

Retail/Medical Condo - ±5,200 Sq. Ft.

Floor Plan Unit 2,3,4 ±5,200 Sq. Ft.

*POTENTIAL TO DEMISE PLEASE CONTACT ASSOCIATE TO DISCUSS



NOTE* Unit 1 1,300 Sq. Ft. (+/-) can be contiguous with 5,200 Sq. ft. for a total of 6,500 Sq. Ft.

FOR SALE

Retail/Medical Condo

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10126/34 111 Street, Edmonton, AB

Size: **Unit 1** 1,300 Sq. Ft. (+/-) *Can be contiguous
Unit 2,3,4 5,200 Sq. Ft. (+/-)

Zoning: CO/MU (Commercial/Mixed Use)

Parking: 10 stalls (2 per 1000 Sq. Ft.)

Power: 200 Amp

Possession: Immediate/negotiable

\$\$\$

Purchase Price: **Unit 1** \$429,000.00 (\$330/SF)
Unit 2,3,4 \$1,716,000.00 (\$330/SF)

Condo Fees: **Unit 1** \$704.79/Month
Unit 2,3,4 \$3,254/Month

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizottterestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizottterestate.com

Vada Giguere

Executive Assistant
Direct: 780.784.6556
vada@lizottterestate.com

