

FOR SALE OR LEASE

STAND ALONE COMMERCIAL SPACE

7403-82 Avenue, Edmonton, AB



HIGHLIGHTS

- 4,300 sq ft ± free standing commercial space
- Daycare, specialty retail, and service orientated property
- Fronting Whyte Avenue
- Excellent access to major roadways

CONTACT

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**ROYAL PARK
REALTY™**

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	7403 82 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7884AH; Block: 21; Lots: 27 & 28
ZONING	CG (General Commercial)
SIZE	4,300 sq ft ±
PARKING	11 stalls
GRADE LOADING	(2) 8' x 10' (south) (1) 10' x 10' (north)
POWER	120/240, 200 amp one phase 120/240, 60 amp three phase



FINANCIALS

SALE PRICE	\$1,550,000.00
PROPERTY TAXES	\$19,292.00/yr (2024)
LEASE RATE	\$26.00/sq ft
OP COSTS	\$6.25/sq ft
POSSESSION	January 1, 2025

ADDITIONAL INFORMATION

- Adequate yard space to support day care
- 2 Drive-thru bays
- Three (3) OH grade doors
- Back lit pylon signage included
- Parking in front and back
- South alley access to back building



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PROPERTY LOCATION



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