

# FOR SALE

9664 106 AVE NW, EDMONTON, AB

±20,587 SQ. FT.



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**RARE HISTORIC BUILDING OPPORTUNITY WITH  
BELOW-MARKET INCOME – MAJOR UPSIDE**

# FOR SALE

# BELOW-MARKET INCOME

## Property Information

**Municipal Address:** 9664 106 Ave NW, Edmonton, AB

**Legal Address:** Unit 5, Plan 2121509

**Building Size:** ±20,587 Sq. Ft.

**Unit Amenities:** Air Conditioning  
Heated Garage Stalls  
Storage Units  
Roof-Top Patio

**# of Floors:** 3 Floors with a basement

**Parking:** 10 Parking Heated Garage Stalls

**Zoning:** DC1

**Elevators:** 1 Passenger

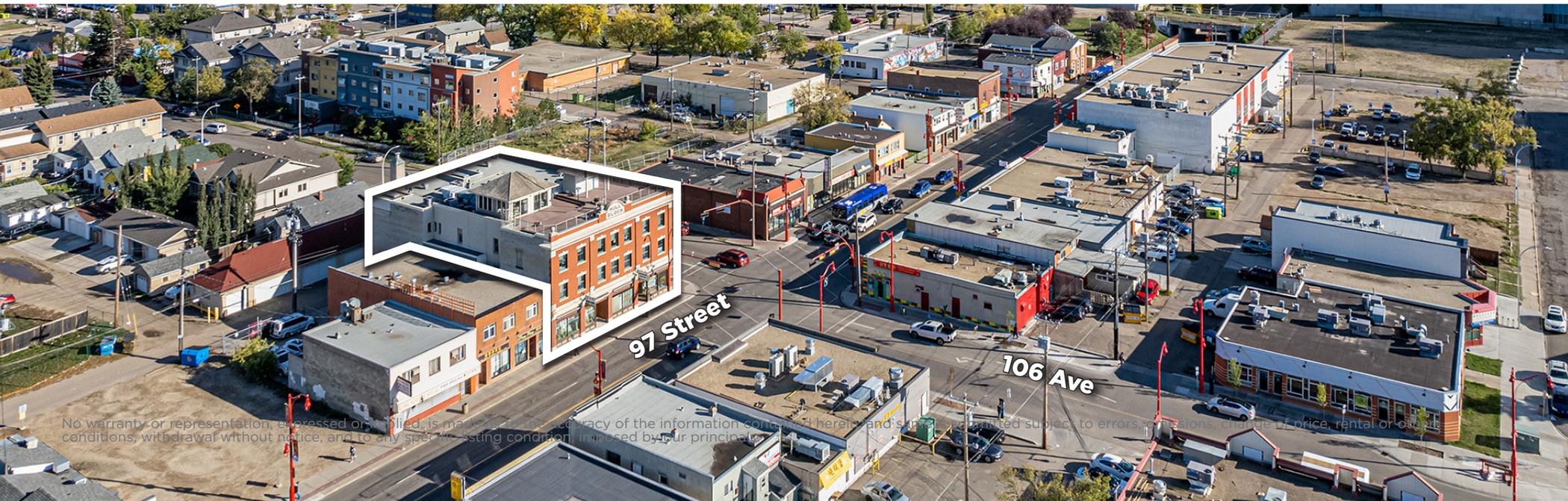
**Building Name:** Hull Block

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**Purchase Price:** \$3,500,000.00

## INVESTMENT HIGHLIGHTS

- Potential Optimization of commercial and residential leases. Rental rate growth through continued stabilization.
- Under market rents in place with major upside
- Total Units 16. 10 Residential and 6 Commercial Units.
- Immediate proximity to Downtown, Ice District, Jasper Avenue.

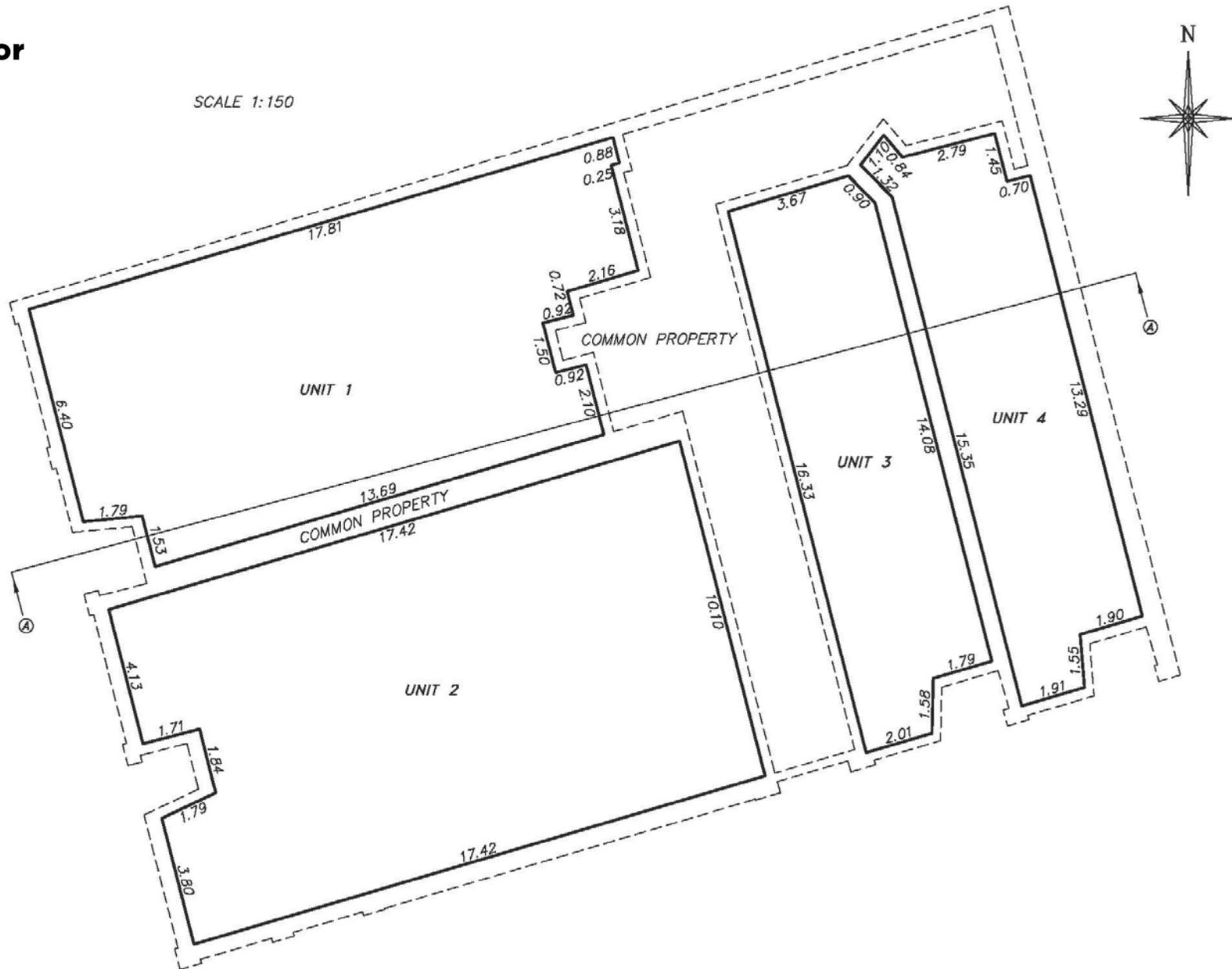


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# MAIN FLOOR PLAN

## Main Floor



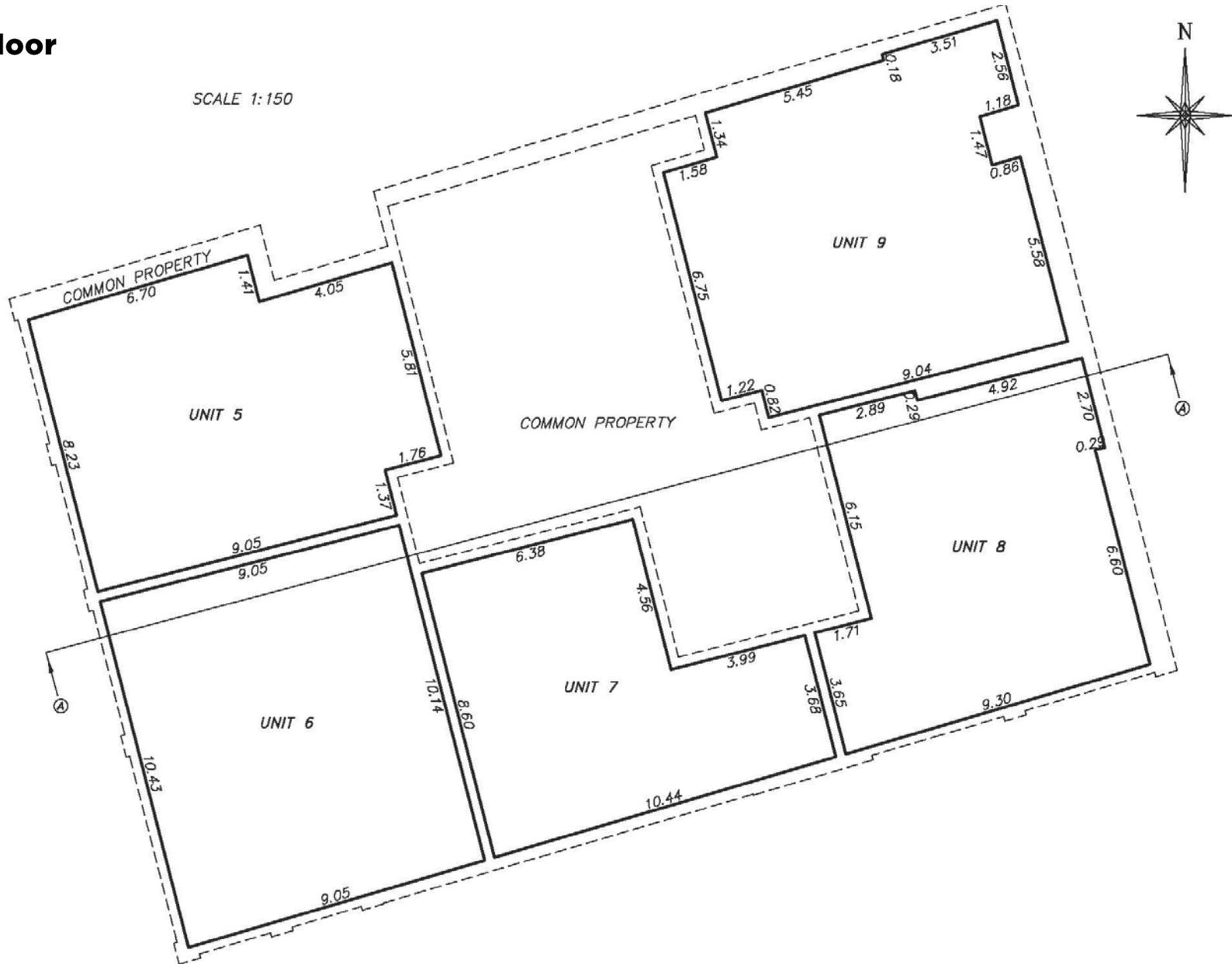
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## SECOND FLOOR PLAN

### Second Floor

SCALE 1:150

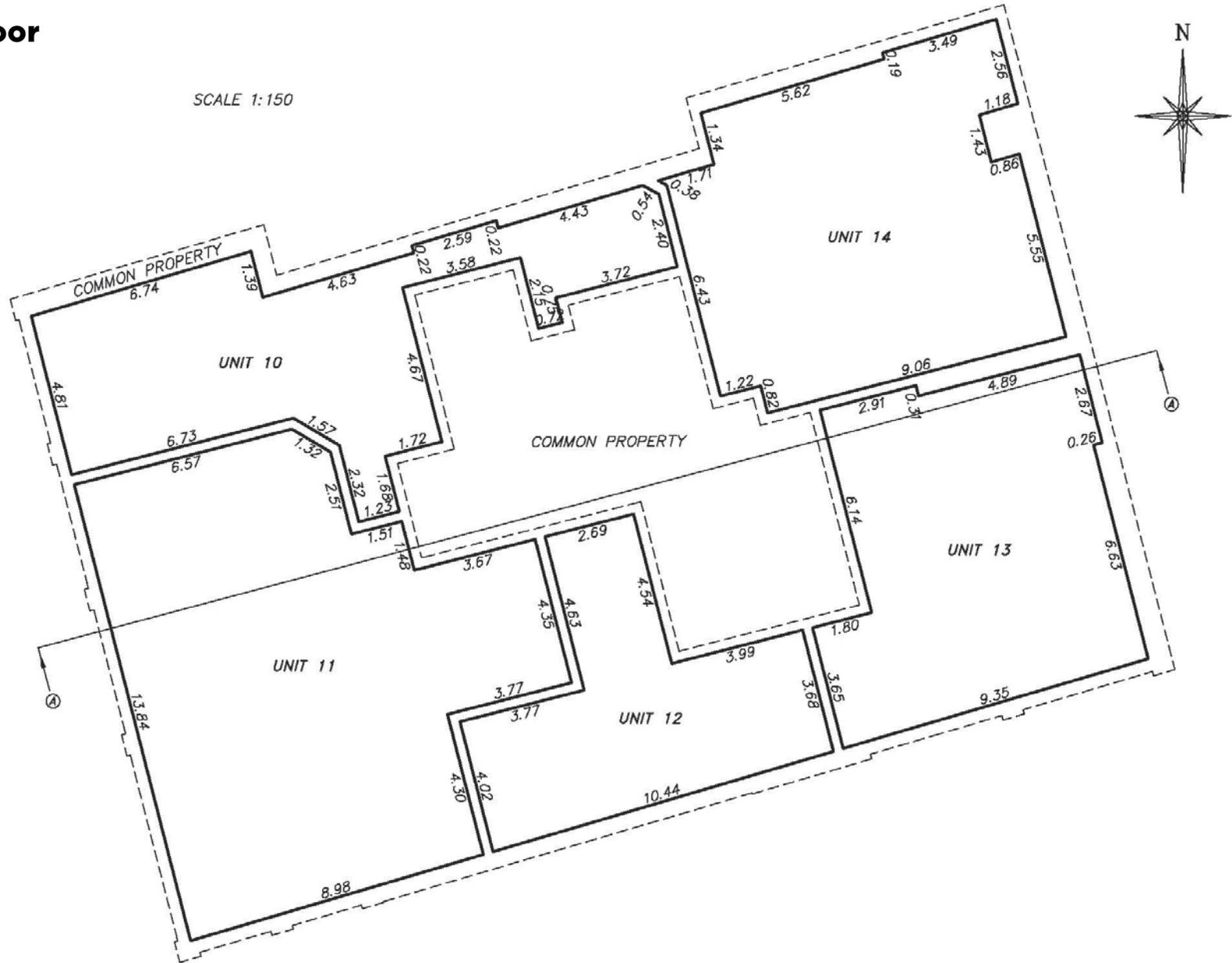


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# THIRD FLOOR PLAN

## Third Floor

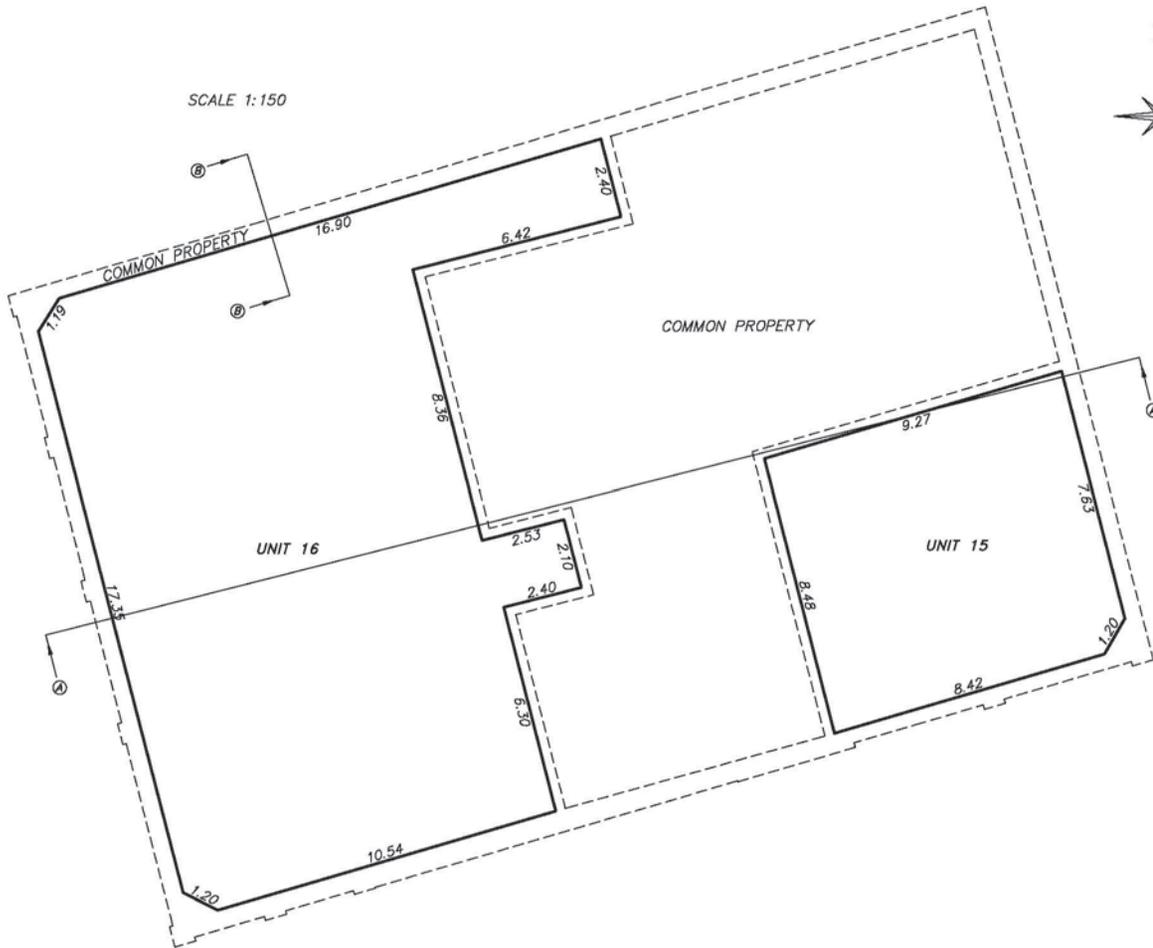


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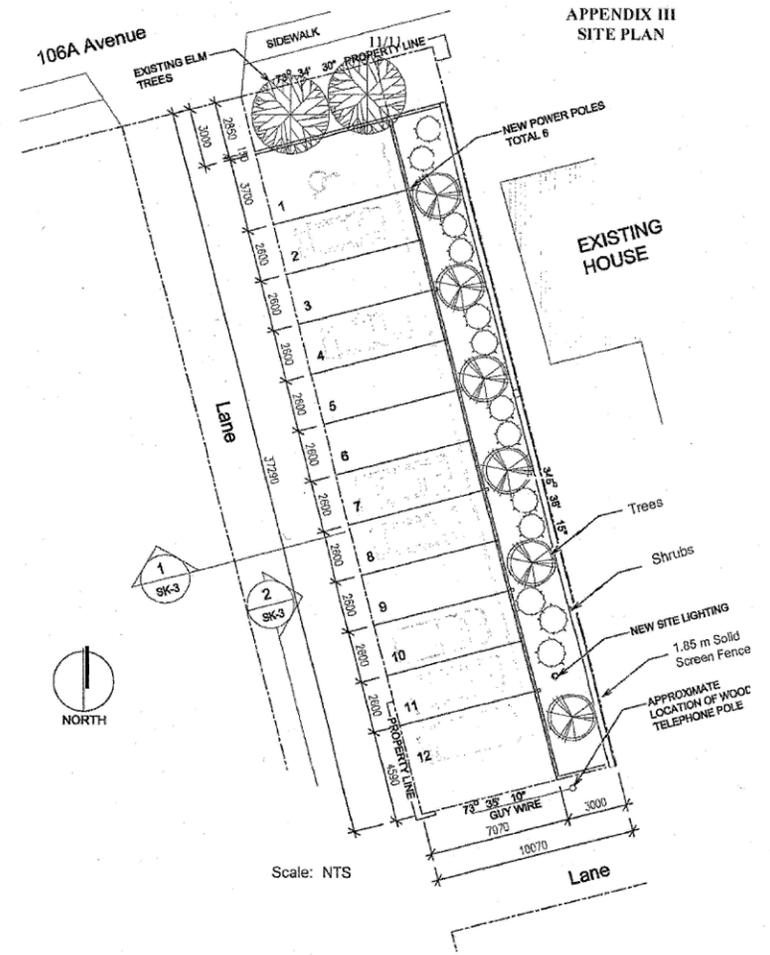
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# BASEMENT PLAN

## Basement

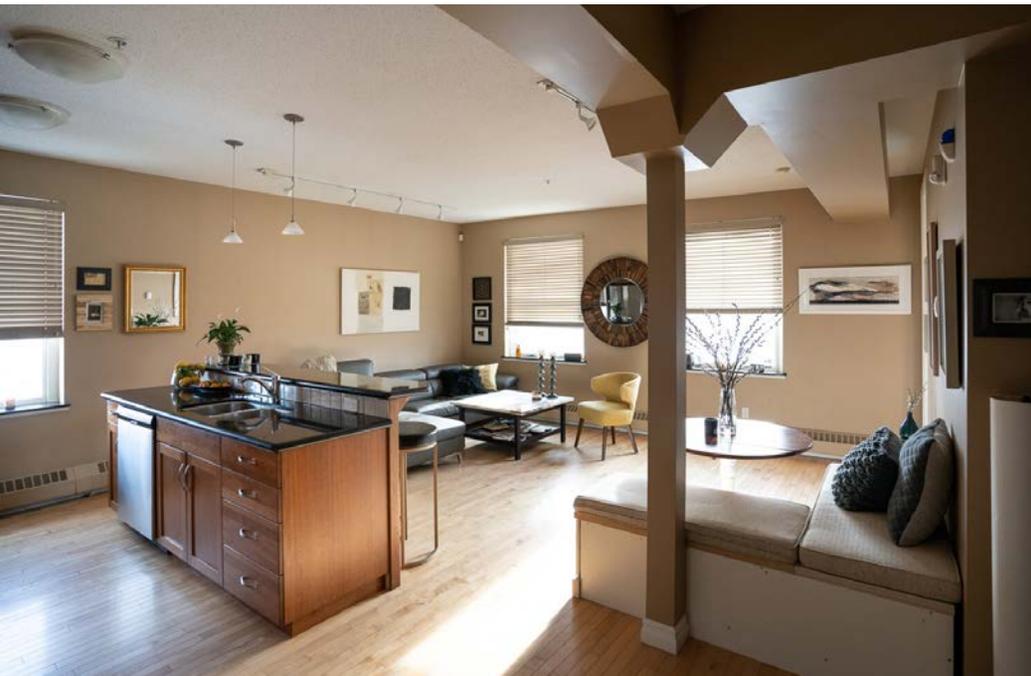


## Surface Parking



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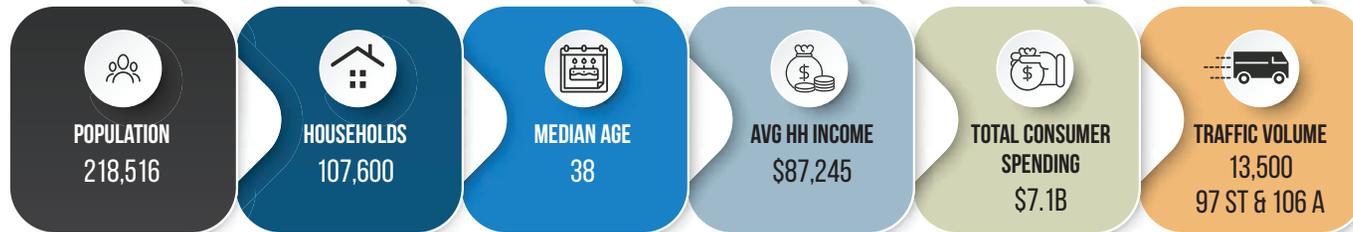


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## Demographics within 5KM



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## CONTACT

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