

# FOR SALE

Total Land Size  
22,000 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**10329/19 - 82 Avenue, Edmonton, AB**

## **3 BUILDINGS OVER 5 LOTS DEVELOPMENT OPPORTUNITY IN THE HEART OF WHYTE AVENUE**

### **Property Highlights**

- Five lot land assembly: all businesses are operational and would consider signing new five-year leases, creating a strong NOI.
- Excellent opportunity to build on the current gaming site with an additional building to be constructed on the neighboring parking lot to the east of the existing building.
- The last time the subject buildings and lots traded was in 1971, making this a very rare opportunity for any Whyte Avenue investor, developer, or owner-operator.
- All buildings are in excellent shape, with major potential for further monetary capitalization through conversion to a hotel, extended stay, micro loft student housing, or hostel.

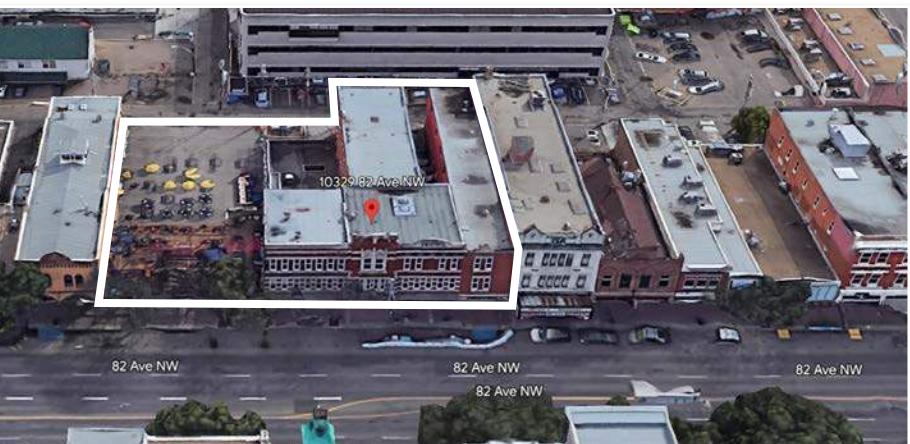
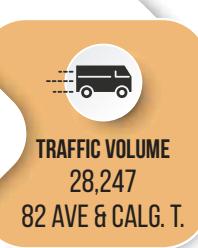
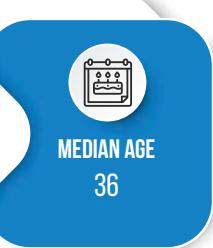
# FOR SALE

Commercial Hotel Building and  
Development Land Opportunity

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## Demographics within 3KM



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Commercial Hotel Building and Development Land Opportunity

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## Property Information

**Municipal Address:** 10329/19 - 82 Avenue NW, Edmonton, AB

**Legal Address:** Lot 4,5,6,7,8,9, Block 61, Plan I

**Size:** 22,000 Sq. Ft. (+/-)

**Zoning:** Direct Development Control Provision (DC1)

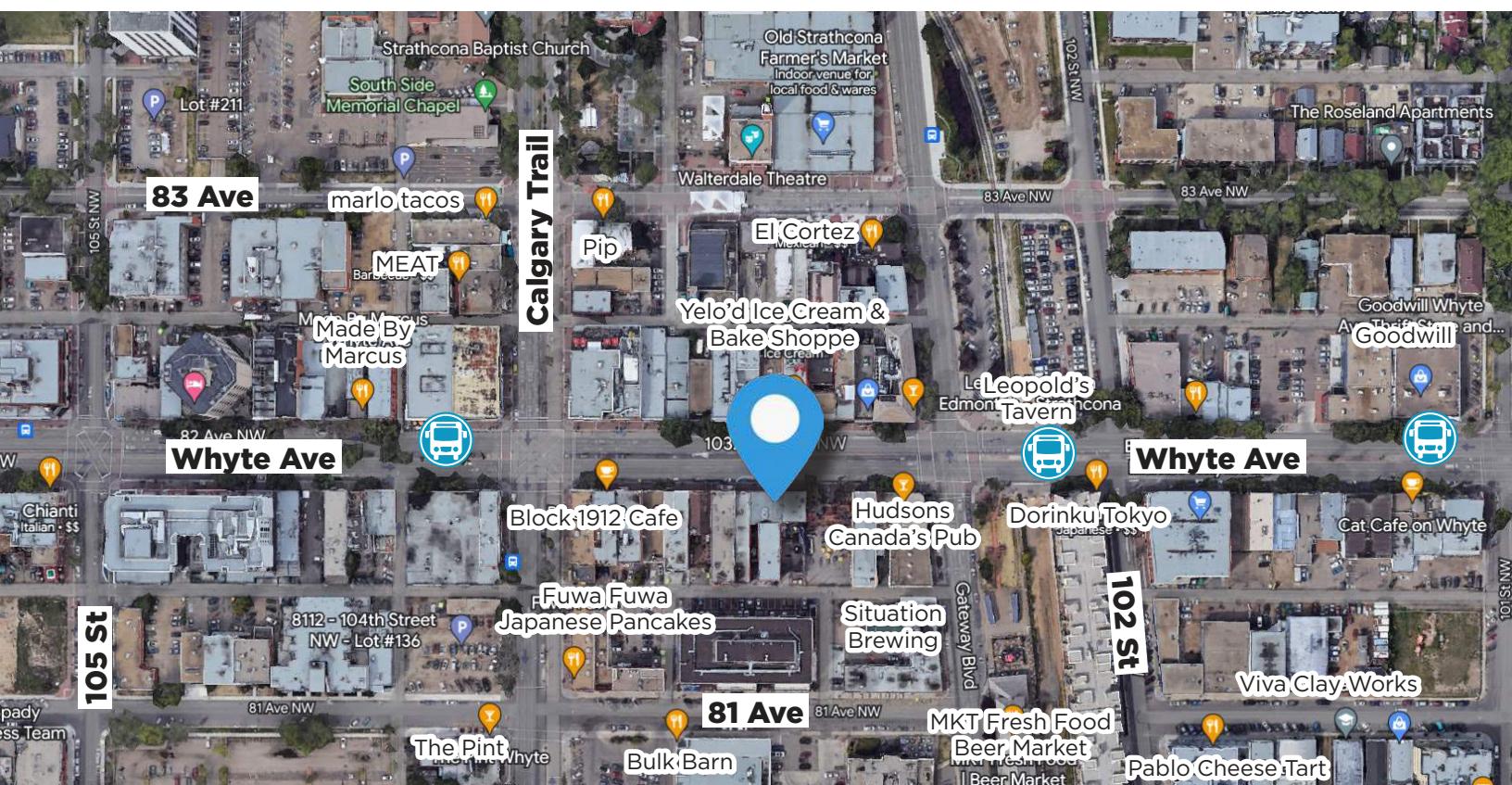
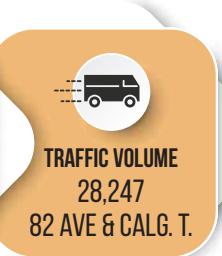
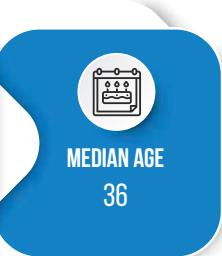
**Parking:** Street Parking

**Possession:** Immediate

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**Purchase Price:** Please contact associate

## Demographics within 3KM



## Contact

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