

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

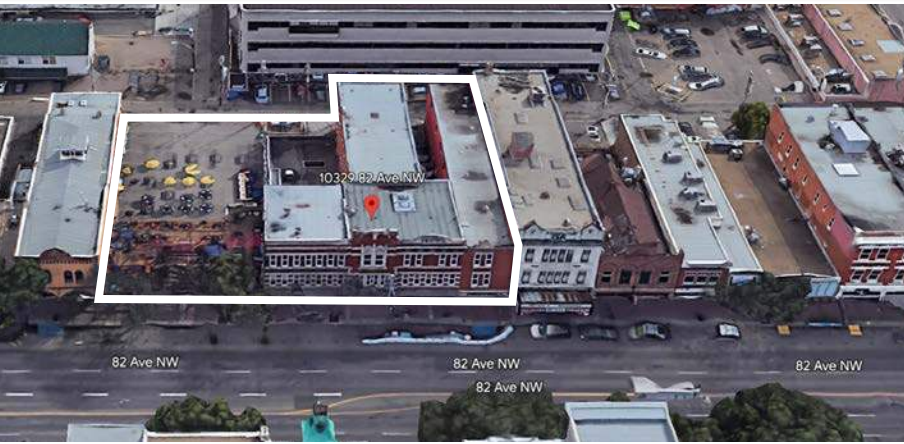
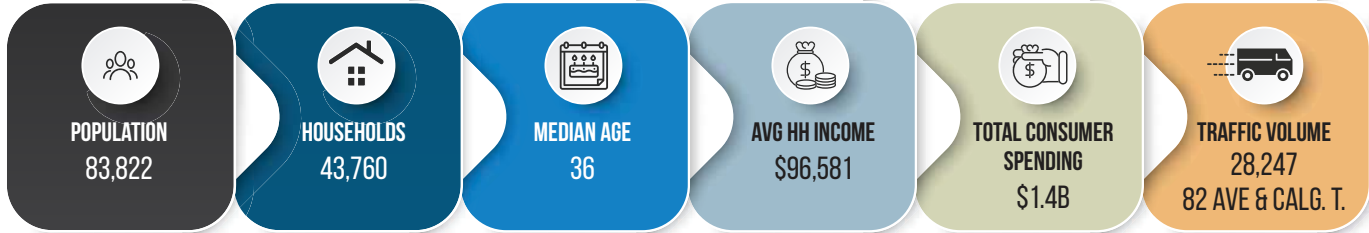
- Five lot land assembly: all businesses are operational and would consider signing new five-year leases, creating a strong NOI.
- Excellent opportunity to build on the current gaming site with an additional building to be constructed on the neighboring parking lot to the east of the existing building.
- 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.

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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

Contact

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Purchase Price: Please contact associate

Demographics within 3KM

