

# FOR SALE

±1,162-6,682 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## SIGNIFICANT PRICE REDUCTION

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



[www.lizotterealestate.com](http://www.lizotterealestate.com)

780.488.0888



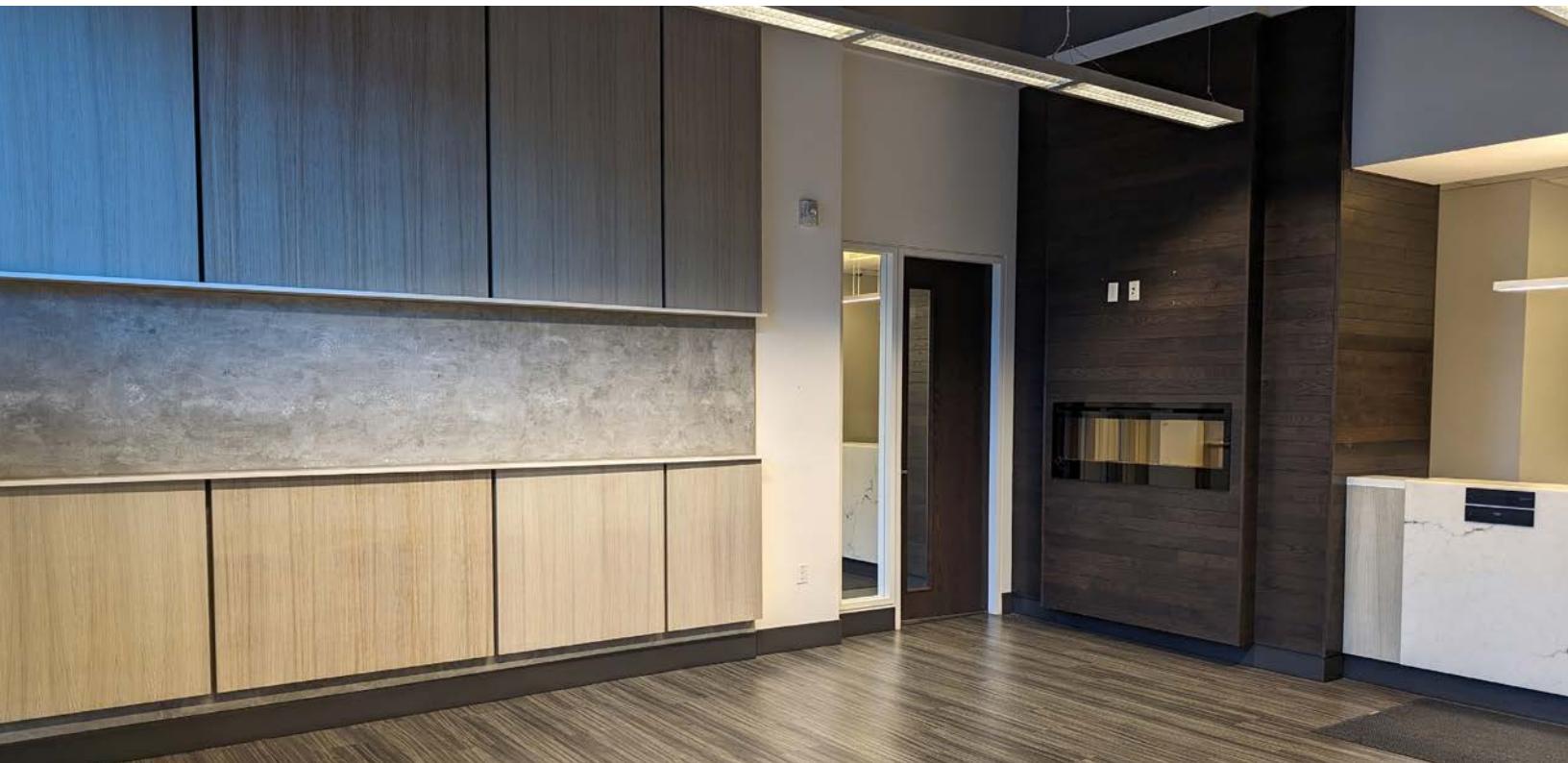
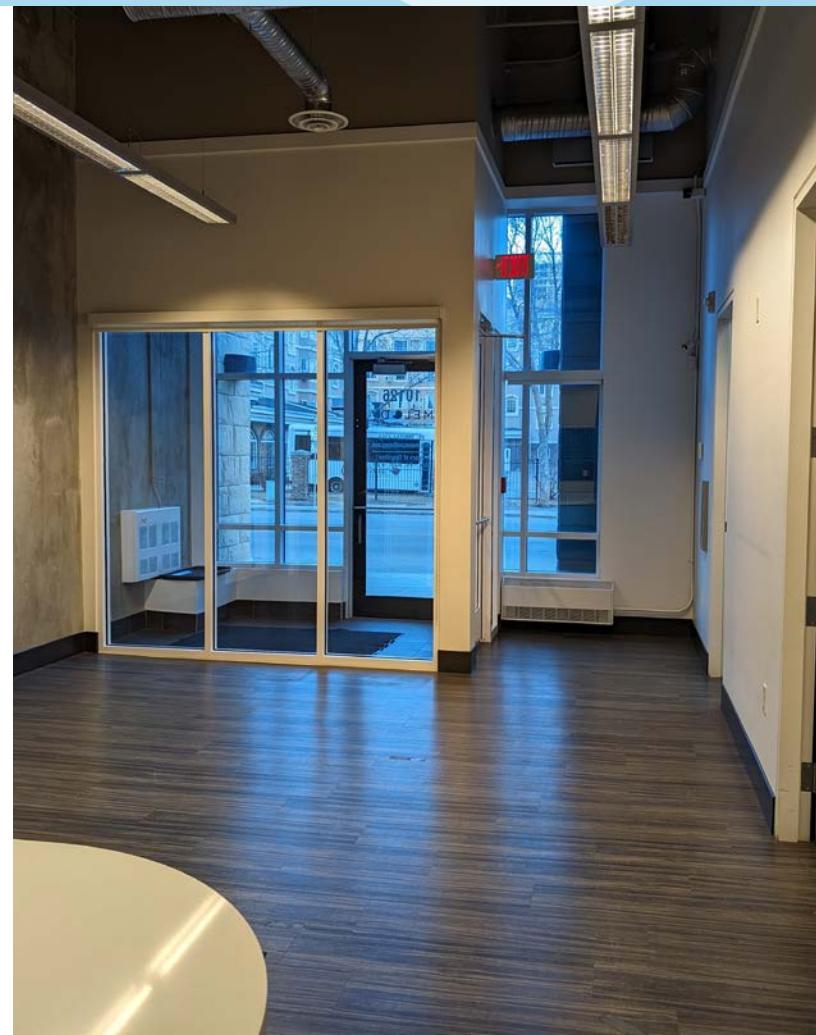
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

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Retail/Medical Condo

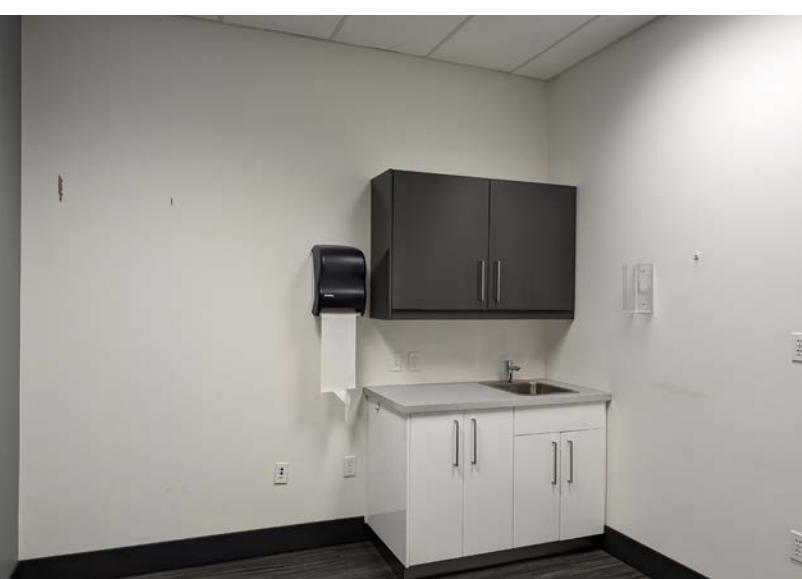
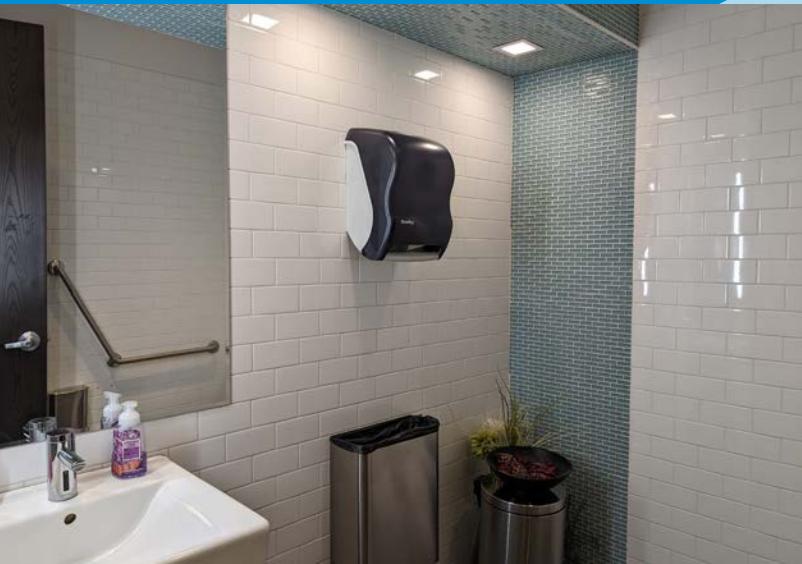
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Retail/Medical Condo

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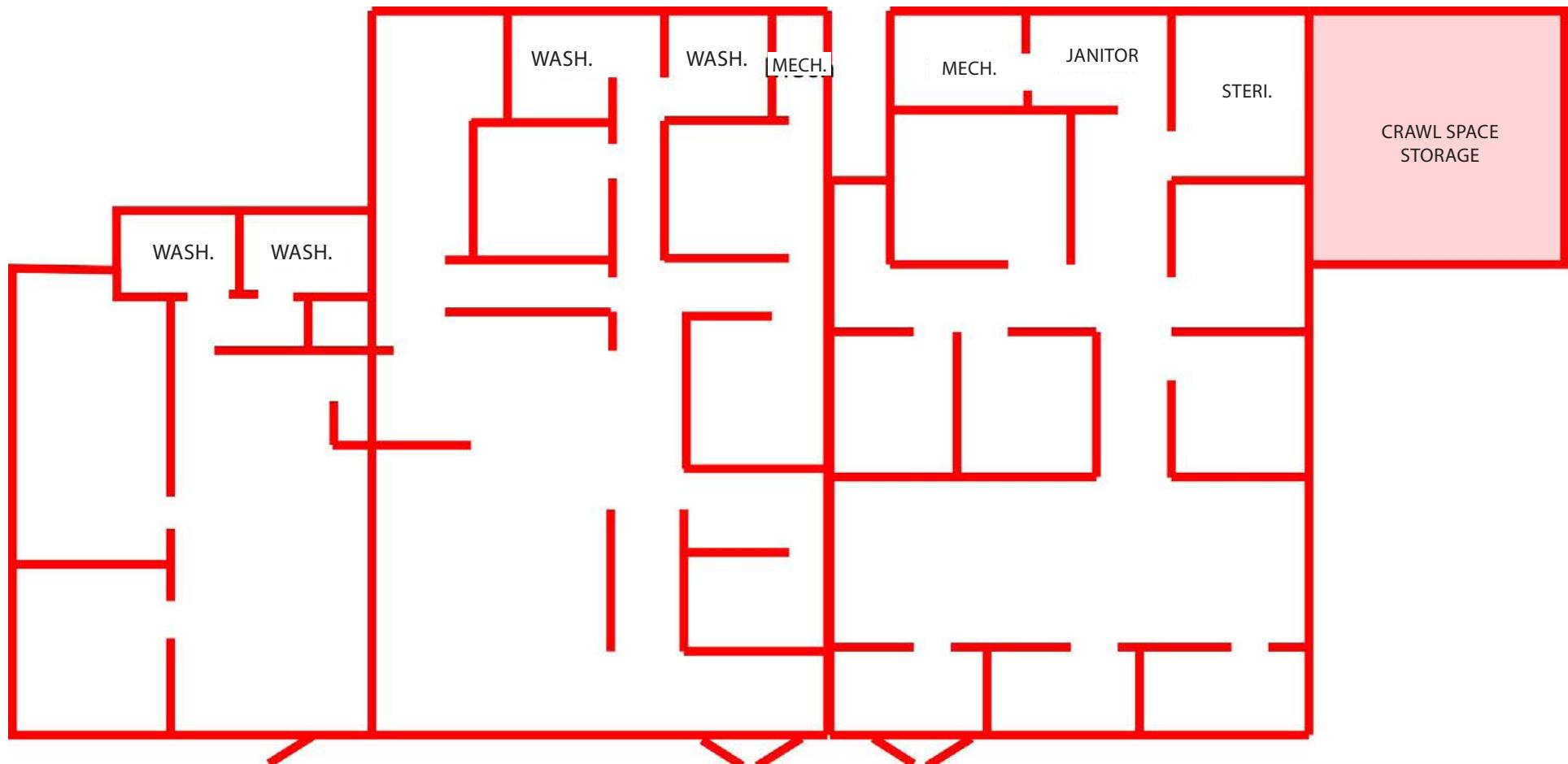
# FOR SALE

Retail/Medical Condo - ±5,382 Sq. Ft.

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## Floor Plan Unit 2,3,4 ±5,382 Sq. Ft.

\*POTENTIAL TO DEMISE PLEASE CONTACT ASSOCIATE TO DISCUSS



**NOTE\*** Unit 1 1,162 Sq. Ft. (+/-) can be contiguous with 5,382 Sq. ft. for a total of 6,682 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** 1,162 Sq. Ft. (+/-) \*Can be contiguous  
**Unit 2,3,4** 5,382 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 \$383,460.00 (\$330/SF)  
**Unit 2,3,4** \$1,716,000 \$1,528,488.00 (\$284/SF)

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

### Contact

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