

# FOR SALE

±1,162-6,682 Sq. Ft.

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



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



780.488.0888



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



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

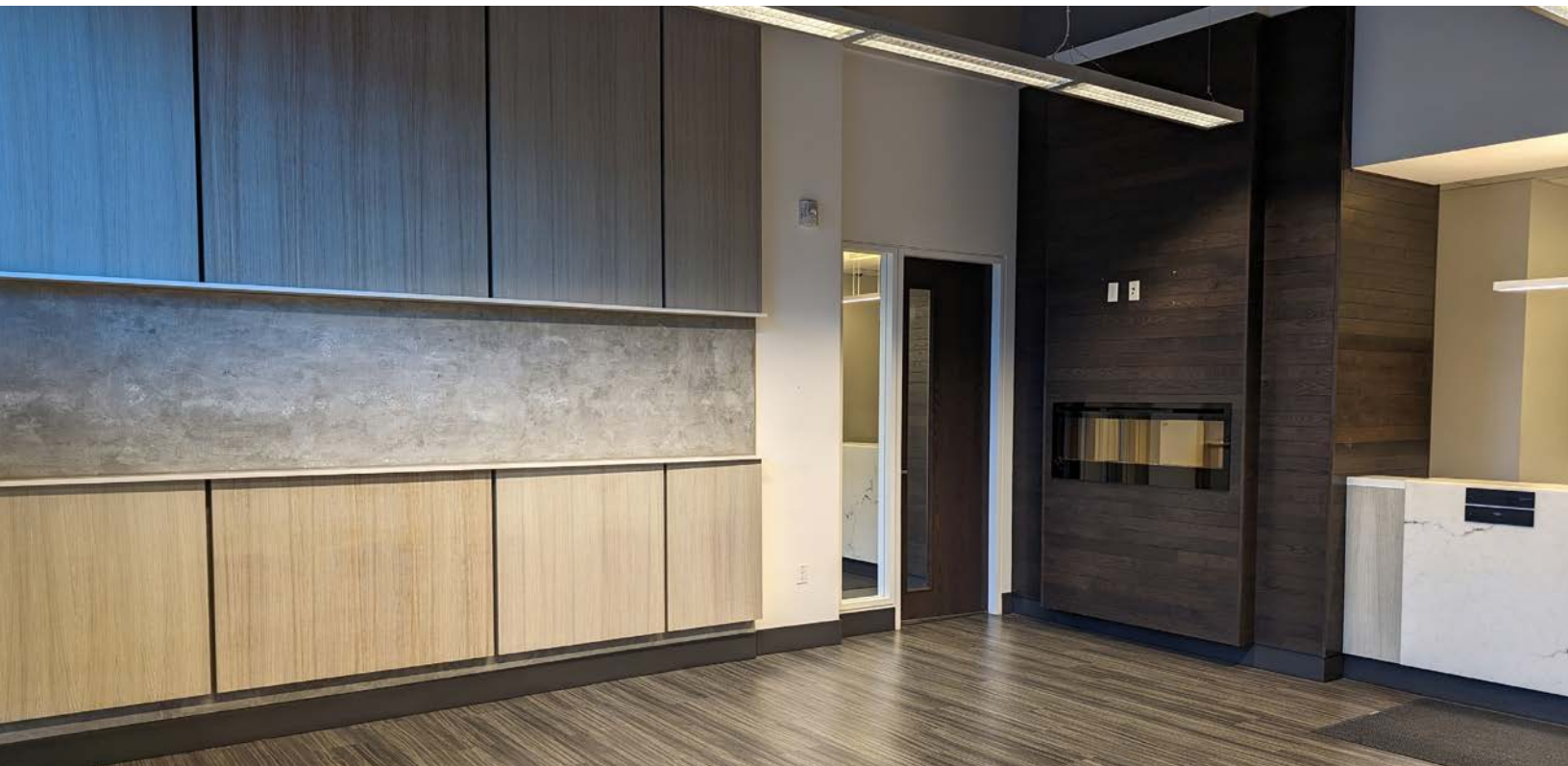
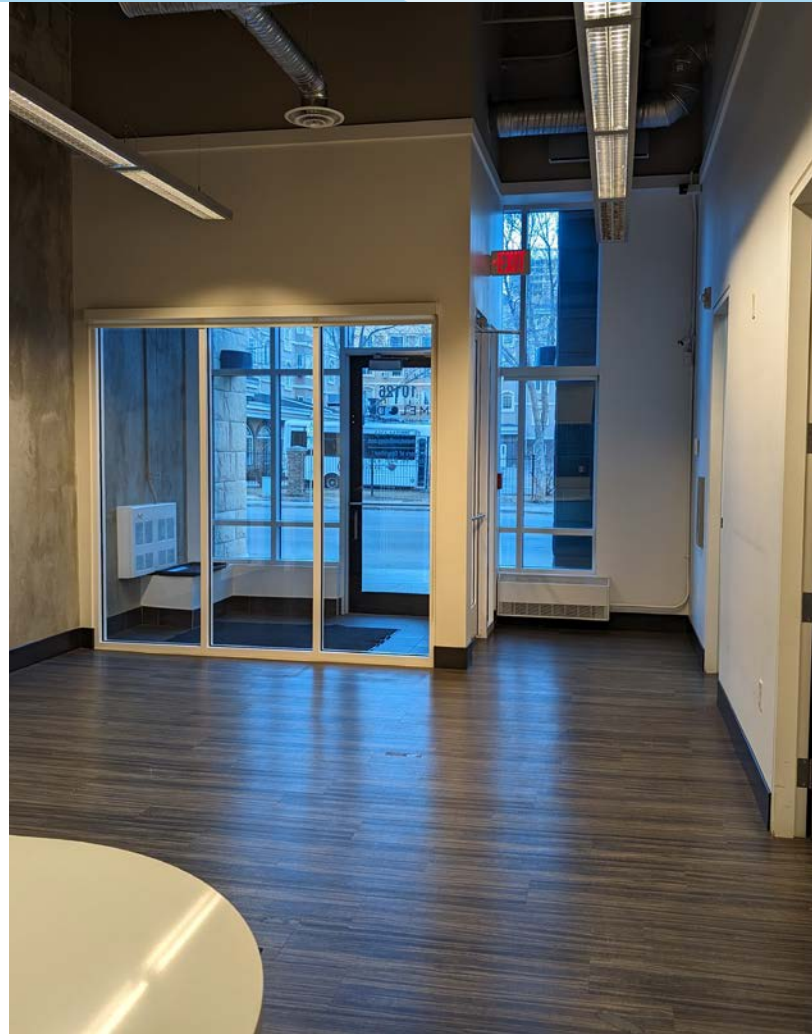


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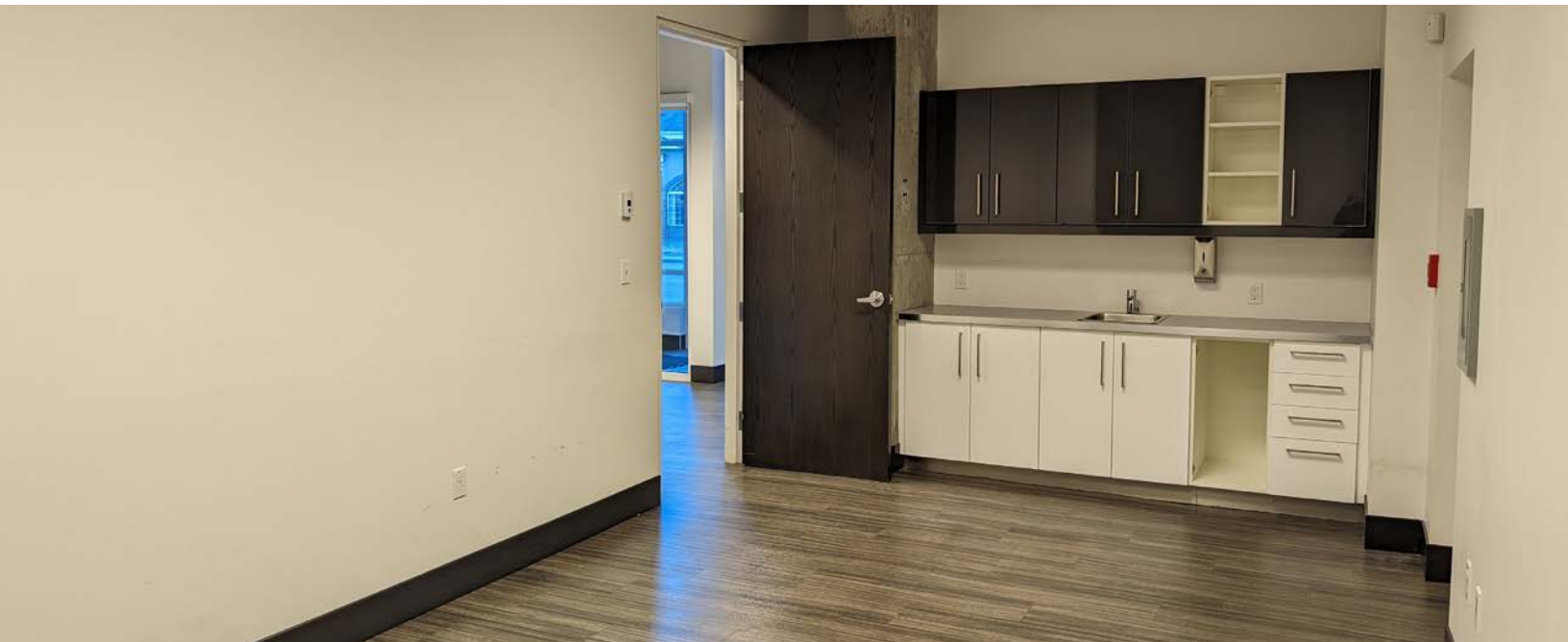




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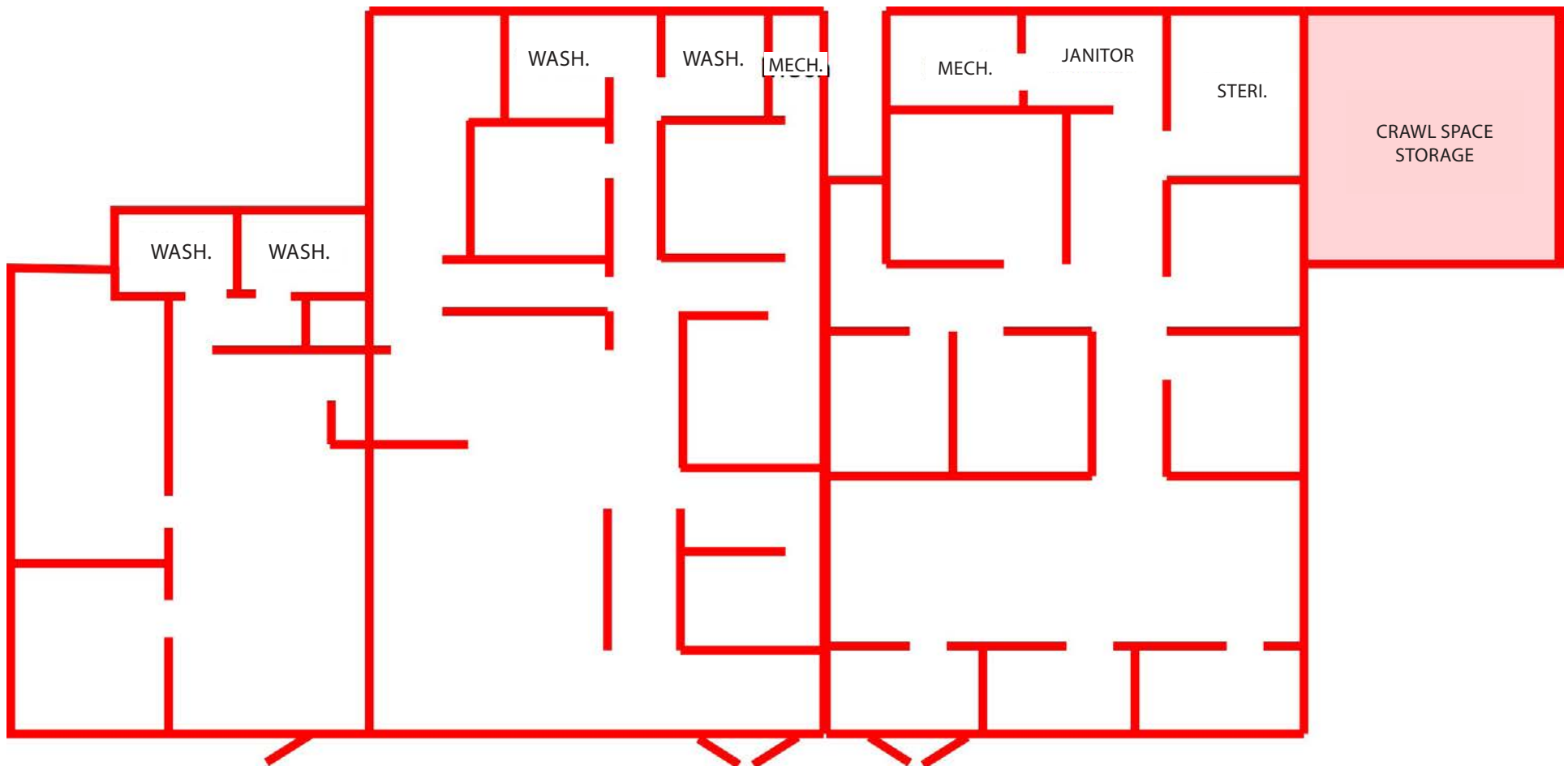
# FOR SALE

Retail/Medical Condo -  $\pm 5,382$  Sq. Ft.



## Floor Plan Unit 2,3,4 $\pm 5,382$ 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

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**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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