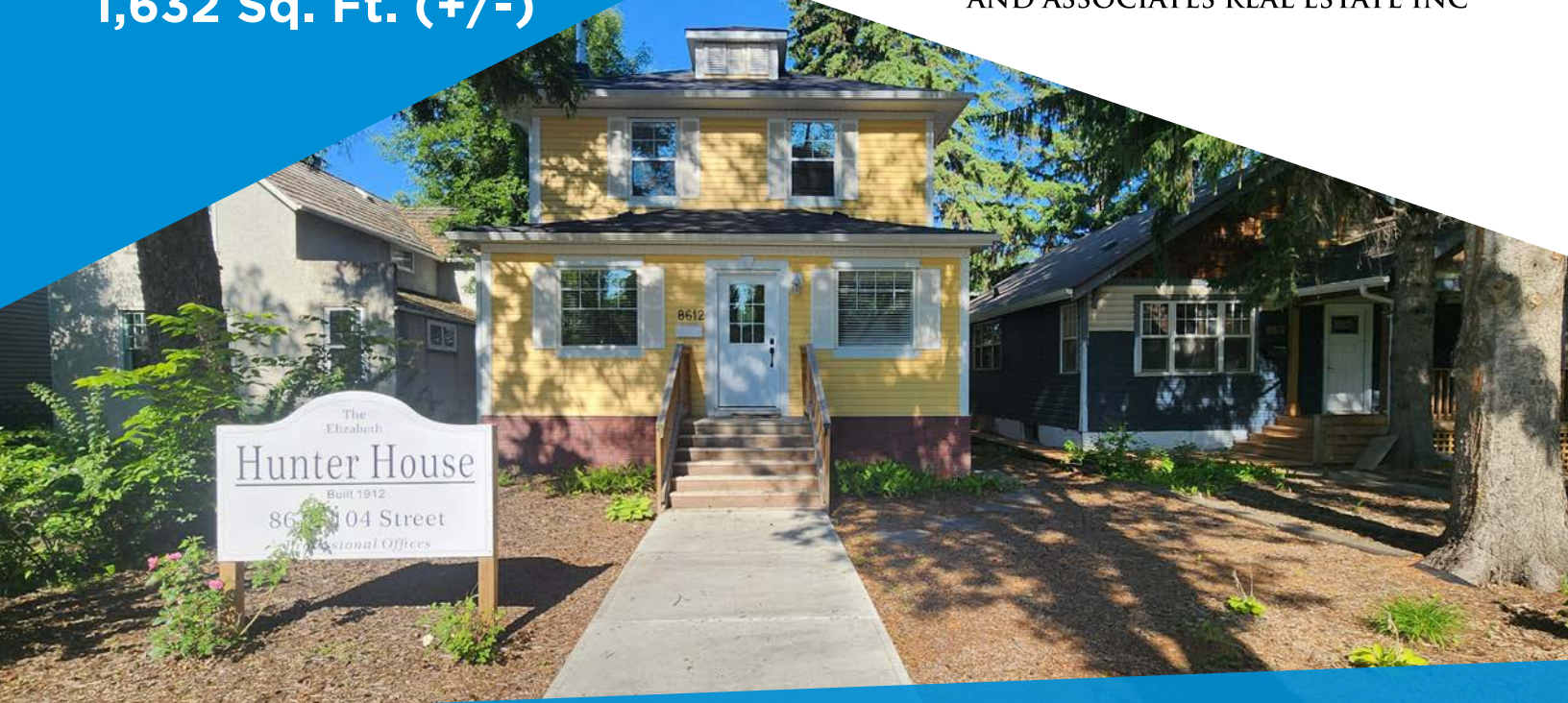


FOR SALE

1,632 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



8612 – 104 Street, Edmonton, AB

OWNER-USER OPPORTUNITY

Property Highlights

- Direct exposure to 104 Street/Calgary Trail
- Character building utilized as a professional office
- Minutes from Whyte Ave and downtown
- Multiple offices
- Building has been substantially renovated



780.488.0888



www.lizotterealestate.com



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Owner-User Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



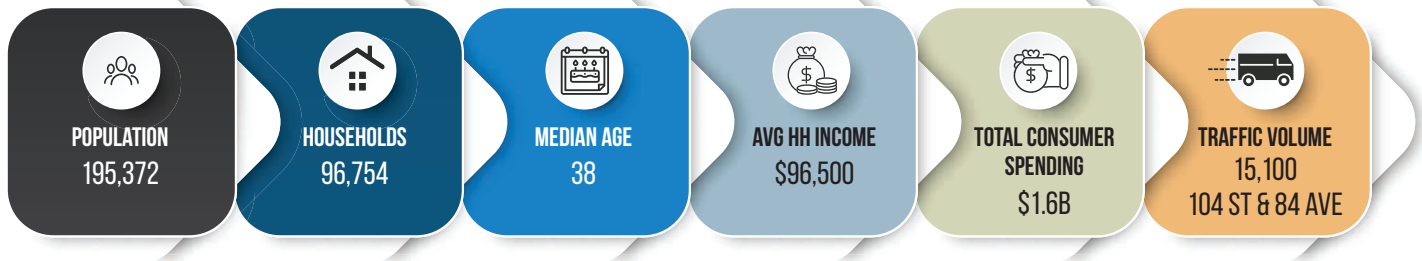
FOR SALE

Owner-User Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Demographics within 5KM



FOR SALE

Owner-User Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 8612 - 104 Street, Edmonton, AB

Legal Address: Plan I, Block 101, Lot 4

Site Size: 4,306 Sq. Ft. (+/-)

Building Size: Main Floor 912 Sq. Ft. (+/-)

2nd Floor 720 Sq. Ft. (+/-)

Total 1,632 Sq. Ft. (+/-)

Zoning: Small Scale residential (RS)

Parking: Street parking/Parking pad

Possession: Immediate/negotiable

\$\$\$

Purchase Price: \$619,900.00

Contact

Richard Lizotte

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotteterealestate.com

Lee Berger

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotteterealestate.com

Erich Szpytma

Associate

Cell: 416.859.3626

Direct: 780.784.5358

erich@lizotteterealestate.com

John Cuglietta

Unlicensed Assistant

Cell: 780.340.4384

Direct: 780.784.5357

john@lizotteterealestate.com

