

FOR SALE

18,398 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5704-5730 - 104 Street, Edmonton, AB

FULLY LEASED COMMERCIAL CENTRE

Property Highlights

- Rare opportunity to purchase one of Edmonton's premier plazas along Calgary Trail South. East-facing with a back alley providing access for grade shipping and receiving for trucks and trailers.
- Opportunity for additional on-site development.
- Excellent exposure for all tenants, as well as excellent pylon signage capabilities on site.
- Ample on-site parking on just under an acre of land.
- Excellent tenants in place with long-term leases, including a daycare, national clothing store, beauty salon and hair school, esthetic's/nail services, and a restaurant operating for over 15 years.
- Possible Pattison billboard signage opportunity.
- Recently updated and painted facade, roof, electrical, HVAC, and parking lot.

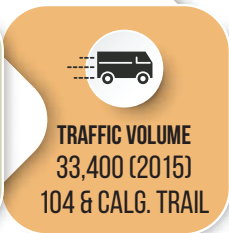
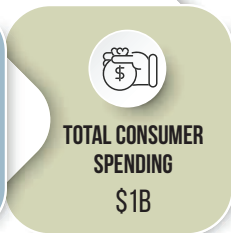
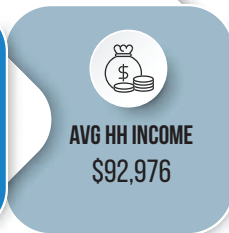
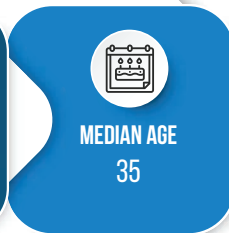
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Fully Leased Commercial Centre

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Demographics within 2KM



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Property Information

Municipal Address: 5704-5730 - 104 Street, Edmonton, AB

Legal Address: Lot 6B, Block 52A, Plan 7621019

Land Size: 43,548 Sq. Ft. (+/-)

Building Size: 18,398 Sq. Ft. (+/-)

Zoning: General Business Zone (CB2)

Parking: Approximately 40 vehicles for a parking

Frontage 290' on 104 Street (with 1 curb cut),
75' on 58 Avenue (with 1 curb cut)

Possession: Immediate

Contact

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Asking Price: Market

