

FOR SALE

±5,382 Sq. Ft.

INCOME PRODUCING

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



6.84% CAP RATE — REGIONAL TENANT

10126 111 Street, Edmonton, AB

RETAIL/MEDICAL CONDO

Property Highlights

- Stable income from a regional tenant offering attractive returns
- 6.84% cap rate on existing income
- Income producing long-term regional medical tenant in-place.
- Priced well below replacement value
- Well-appointed main floor medical space
- Ample parking in the area and underground parking available



780.488.0888



www.lizotterealestate.com



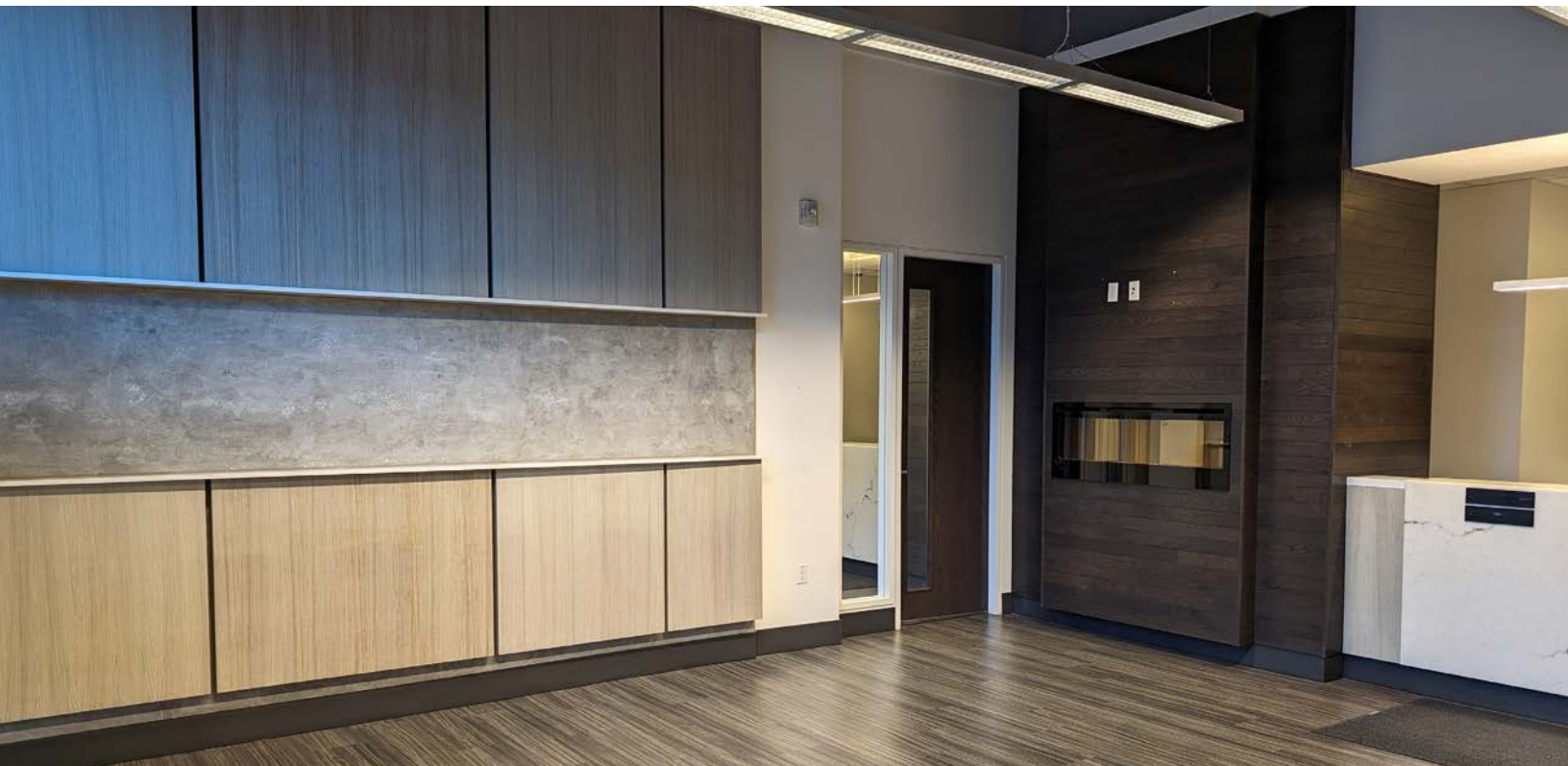
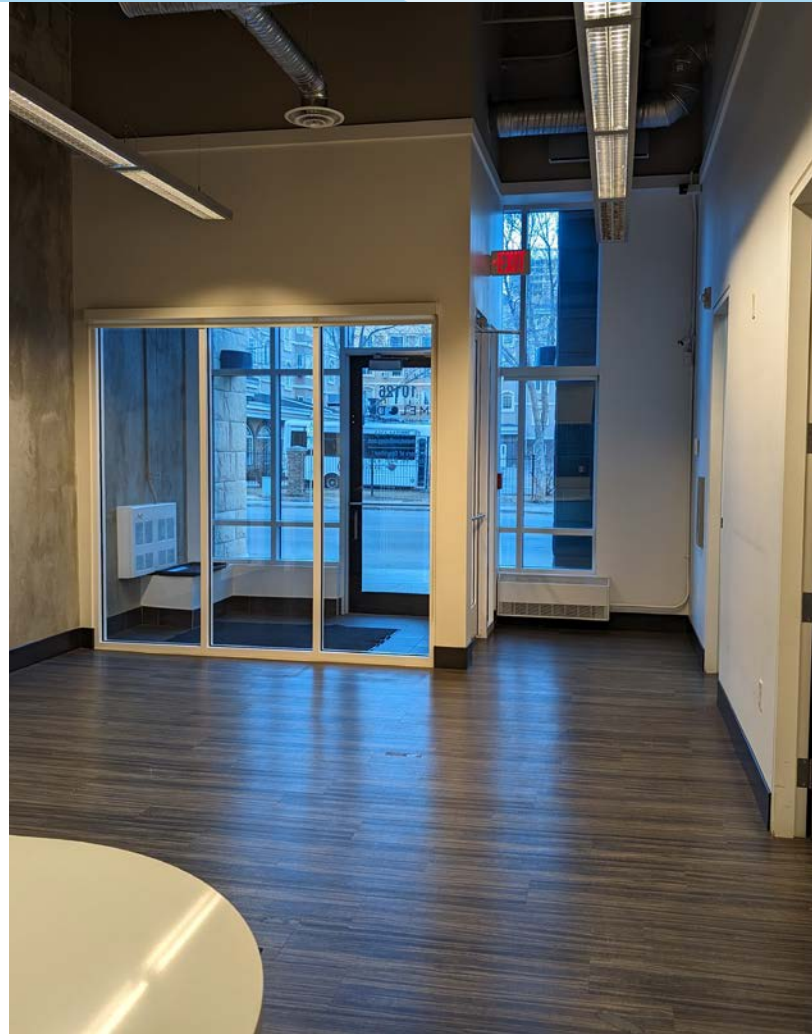
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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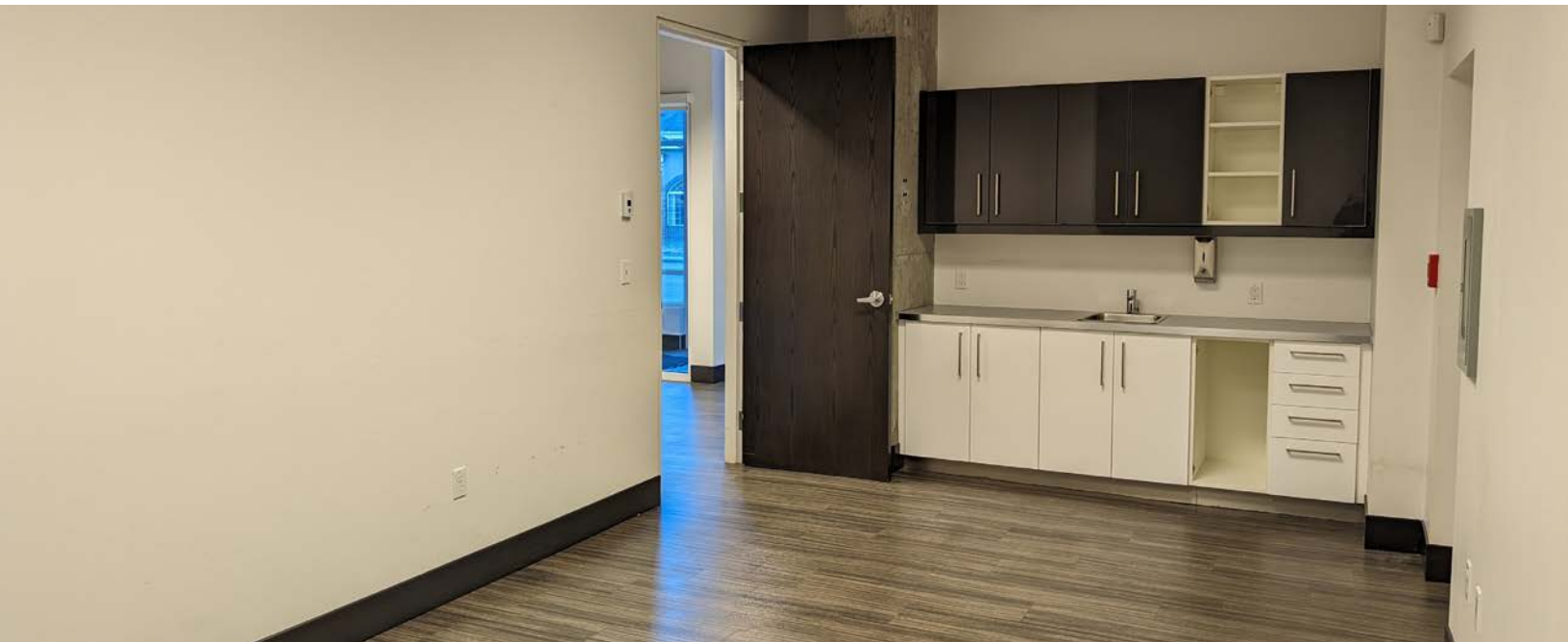
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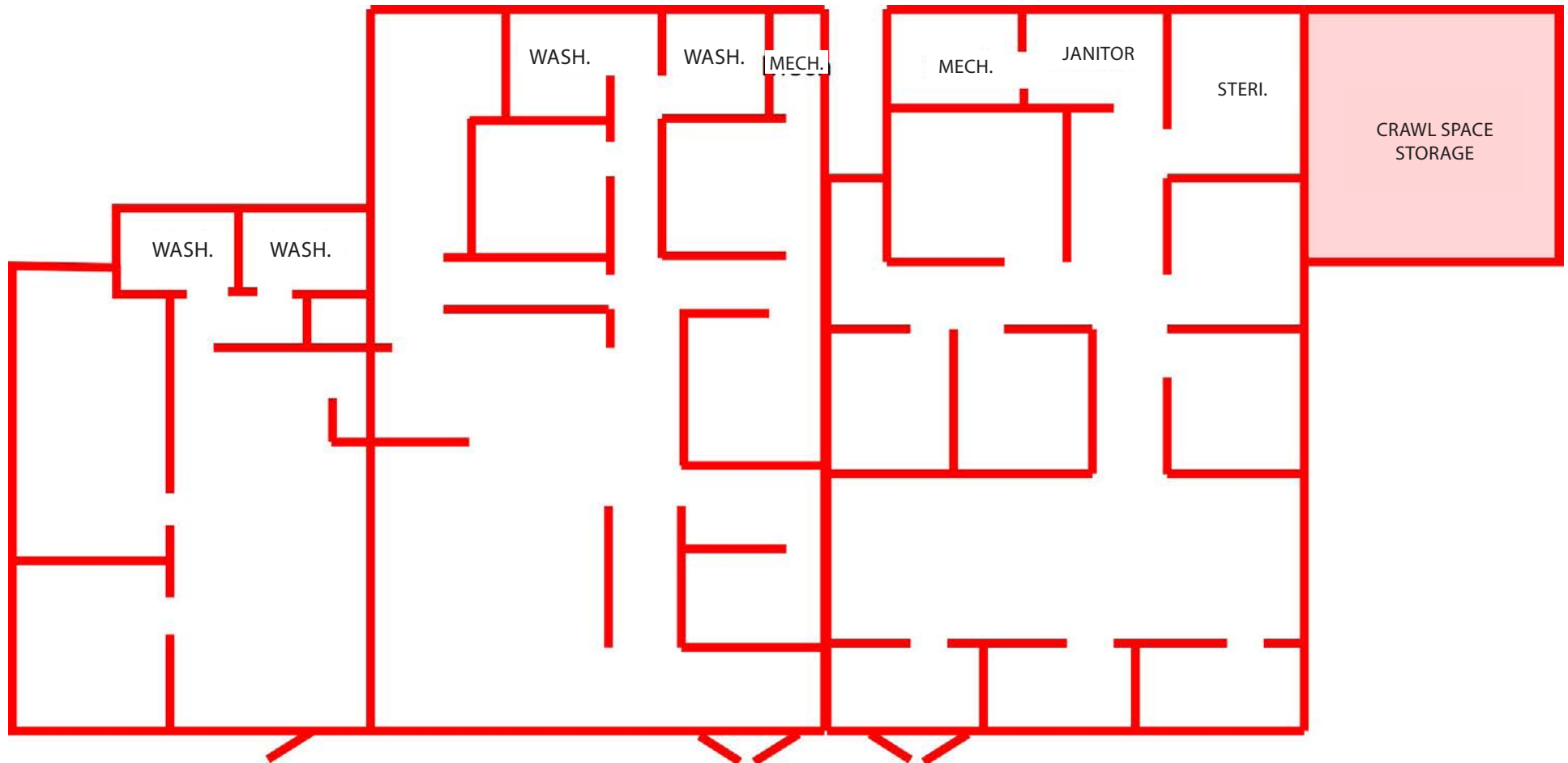


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Retail/Medical Condo - ±5,382 Sq. Ft.

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.

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Retail/Medical Condo

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Property Information

Municipal Address: 10126/34 111 Street, Edmonton, AB

Size: **Unit 1** ±1,162 Sq. Ft. (+/-) **SOLD**
Unit 2,3,4 ±5,382 Sq. Ft. (Leased until June 2029)

Zoning: CO/MU (Commercial/Mixed Use)

Parking: Price includes 5 titled underground parking stalls

Power: 200 Amp

Possession: Immediate/negotiable

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Purchase Price: **Unit 1** \$383,460.00 **SOLD**
Unit 2,3,4 \$1,653,000.00

Cap Rate: 6.84%

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

Contact

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