

# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



17415 - 103 Avenue NW, Edmonton, AB  
17,375 Sq.Ft. (+/-) on 1.52 Acres (+/-)

## Investment Opportunity

### Property Highlights

- Freestanding investment building with national tenant in place
- Well maintained building
- Yard space is fenced and paved
- Front portion is retail space (6,679 Sq.Ft.) and the rear area warehouse (17,375 Sq.Ft.)
- 11,000 Sq.Ft. of additional covered storage



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



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



780.488.0888



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## Property Details

<b>Address:</b>	17415 - 103 Avenue NW, Edmonton, AB
<b>Building Size:</b>	17,375 Sq.Ft. (+/-)
<b>Site Size:</b>	1.52 Acres (+/-)
<b>Zoning:</b>	IB
<b>Coverage Ratio:</b>	26.33%
<b>Asking Price:</b>	\$5,700,000.00
<b>Cap Rate:</b>	-7.02%
<b>Remaining Lease Term:</b>	3 Years
<b>Lease Rate:</b>	Market

## Contact

### Chuck Clubine

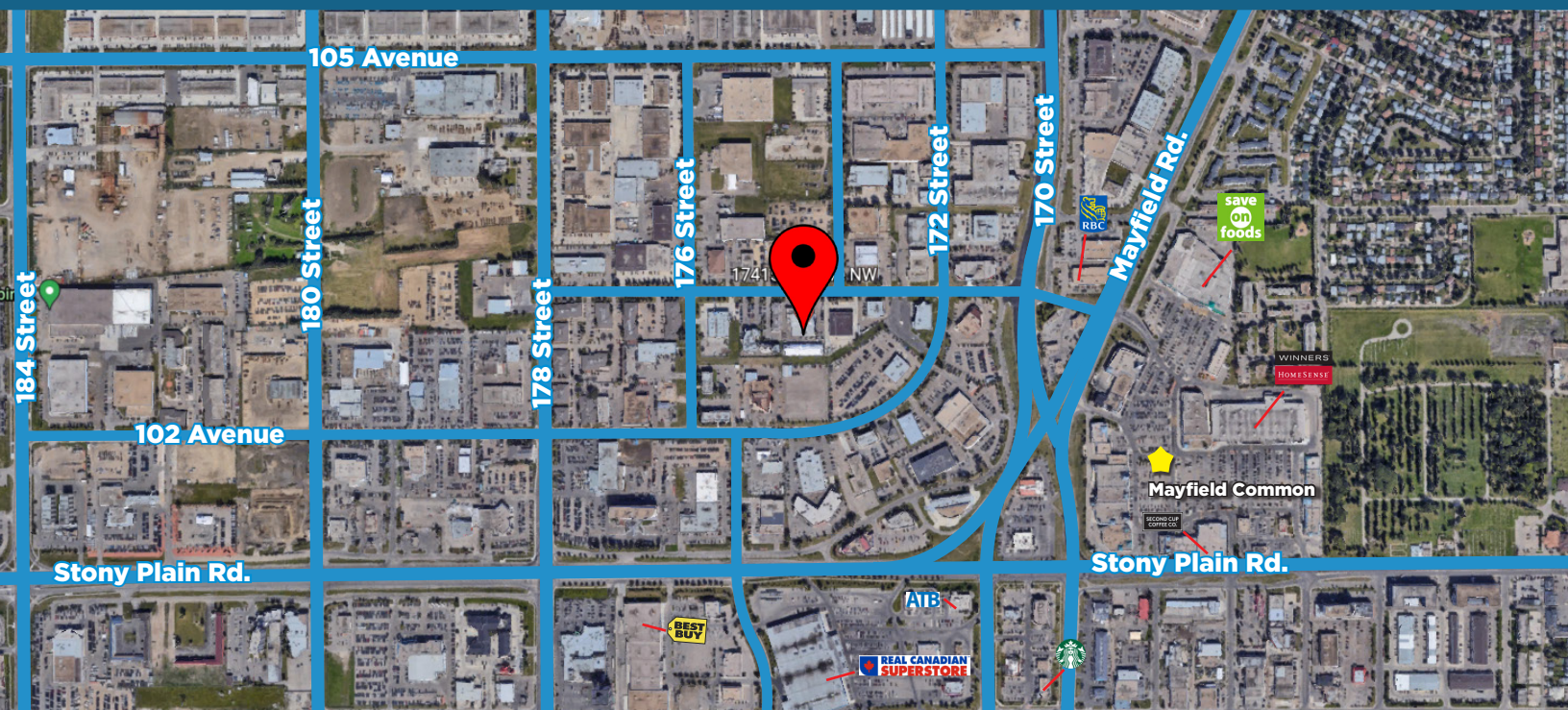
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