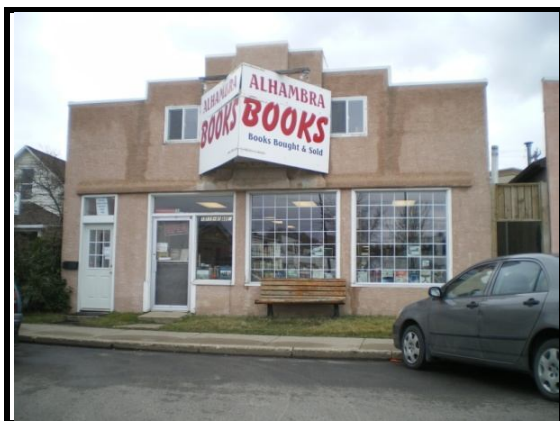




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FOR SALE

Old Strathcona (Ritchie) Investment 10115 – 81 Avenue, Edmonton, Alberta



Site Size: 4,356 square feet, more or less

Zoning: CB2 (General Business Zone)

Building Size: 2-storey; 5,200 square feet (m/l)

Current Lease Net Revenue: \$ 60,000 annual (2 retail tenants plus 3 apartment tenants)

Taxes (2009): \$6,966.12

Features:

- > Close to Old Strathcona
- > Fully leased
- > 4 parking stalls at back on asphalt pad
- > Newer A/C, plumbing, electrical and furnace
- > Older roof but no leaks
- > Within proposed New Whyte Avenue Development area

Price: \$990,000.00 (Cap Rate of 6%)

For further information and to view Property call Nora Lizotte 780-499-9001

*The above listing has been prepared from information available at the time of writing. The information herein is not guaranteed and no representation or warranty expressed or implied is made as to any information contained in this document or omitted therefrom.
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