



Lizotte and Associates Real Estate Inc.

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FOR SALE – Old Strathcona Investment Opportunity! 10345 – 82 Avenue



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

Zoning: DC1 (Direct control – CPR West)

Building Size:

Main floor – 3,412 sf m/l leasable area

Second floor – 2,984 sf m/l leasable area

Current Net Revenue: \$ 130,000+ annual
(rental increases in place for 2011 and 2012)

Taxes (2010): \$24,820

Features:

- Brand new building (2006) with historical look and charm of 2 buildings
- Fully leased – excellent tenants
- Rental increases in place for 2011 and 2012
- In heart of Old Strathcona
- 2 parking stalls at back

Price: \$2,195,000

For further information and to view Property call: **Ross Lizotte 780-887-8588**
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