



Lizotte and Associates Real Estate Inc.
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FOR SALE – Price Reduction!

Mixed Use Redevelopment – DC 1 Zoning High Traffic Business Area 107 Avenue & 116 Street, Edmonton, Alberta



Site Size: 89,800 square feet, m/l; 2.03 acres

Zoning: DC1

Taxes (2009): \$25,768.71

Approved Site Development:

- 225 residential condos
- 41,846 square feet main floor commercial/retail
- Min. 296 residential parking
- Min. 126 commercial/retail parking
- Gated walkways
- Articulated storefronts
- Extensive landscaping

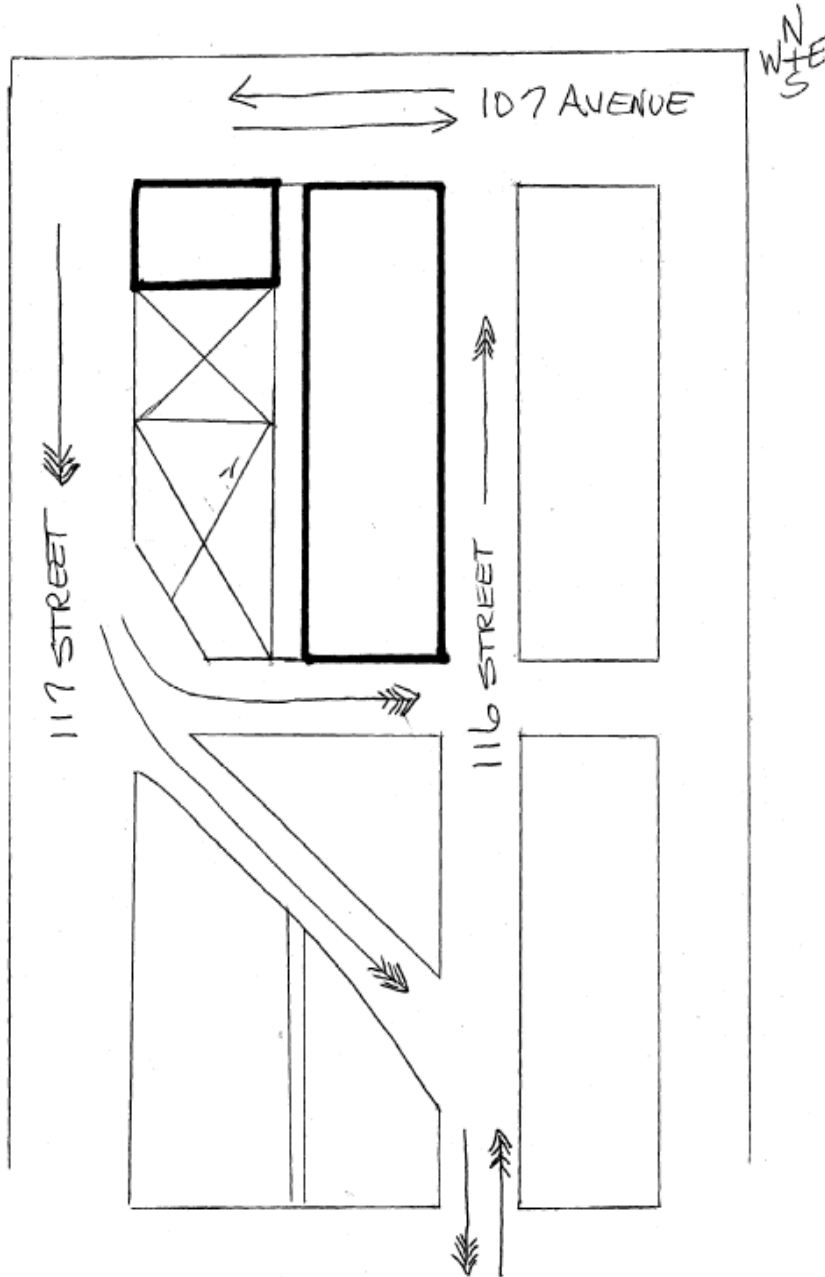
OR **Can be sub-divided and sold from 2 lots to 12 lots**

High exposure to 107 Ave and to north-bound traffic on 116 St and south-bound traffic on 117 St.

-Price PRICE REDUCED: ~~\$7184,000~~ \$5,837,000 (\$65 psf)

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TRAFFIC FLOW



Average Annual Weekday Traffic Flow (2007)

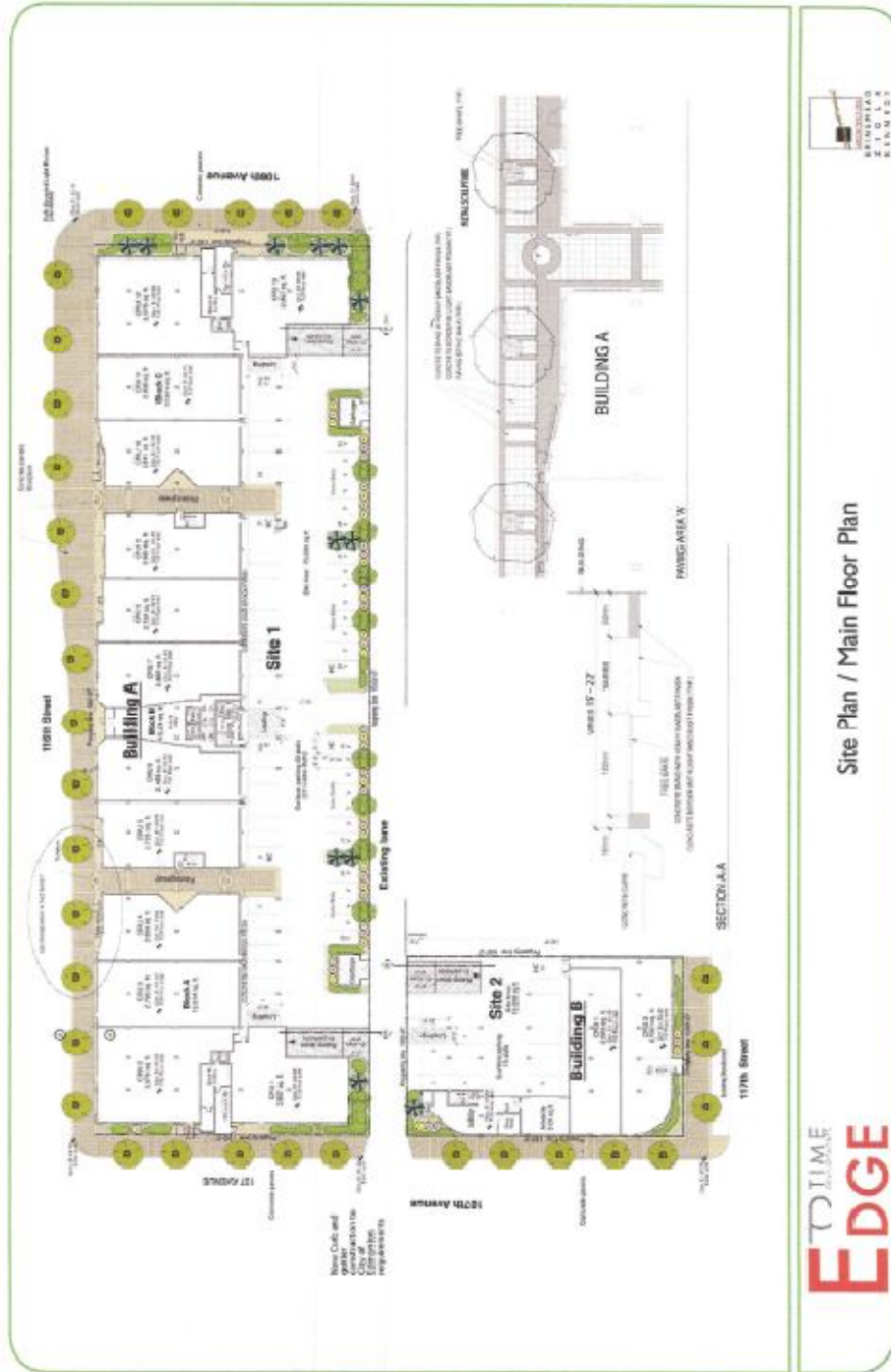
107 Avenue (two-way) 23,200

116 street (one way north) 21,100 (assume same for 117 street one way south)



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PROPOSED MAIN FLOOR COMMERCIAL/RETAIL DEVELOPMENT



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



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