



**Lizotte and Associates Real Estate Inc.**

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## FOR SALE – 118 Ave User/Owner Opportunity!

11748 – 81 Street. Edmonton, AB



**Site Size:** 6,268 square feet, more or less

**Zoning:** CB2

**Building Size:** 3,900 square feet, more or less  
Plus full height useable basement

**Taxes (2010):** \$12,194.88

**Features:**

- Vacant possession
- Part of Alberta Avenue Revitalization
- Parking area
- Direct exposure on 118 Avenue; 1 block from 97 street intersection
- Across from North Town Mall (anchor tenant – Safeway)
- Excellent use/owner investment

**Price:** \$729,000

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