



Lizotte and Associates Real Estate Inc.

10505 Jasper Avenue
 Phone: 780-488-0888
 email: info@lizotterealestate.com

Edmonton, Alberta T5J 1Z4
 Fax: 780-483-2277
 www.lizotterealestate.com

FOR SALE – 21% FURTHER PRICE REDUCTION!

DOWNTOWN BUSINESS CONDOS

10301 – 109 Street Edmonton, Alberta



Main Floor Retail Units:

#53	– 1,259 sq. ft. m/l	\$ 409,175	323,033
#54/55	– 1,173 sq. ft. m/l	\$ 351,900	277,816
#56/57	– <u>1,948 sq. ft. m/l</u>	\$ 633,100	499,816
	4,380 sq. ft. m/l		

Main Floor Professional Units:

#58	– 2,573 sq. ft. m/l	\$ 810,495	639,864
#59	– <u>1,938 sq. ft. m/l</u>	\$ 620,160	489,600
	4,511 sq. ft. m/l		

Second Floor Professional Units:

#60	– 506 sq. ft. m/l	\$ 151,800	119,842
#61	– 926 sq. ft. m/l	\$ 277,800	219,316
#62	– 904 sq. ft. m/l	\$ 255,832	201,973
#63	– 947 sq. ft. m/l	\$ 268,001	211,580
#64	– 915 sq. ft. m/l	\$ 258,945	204,430
#65	– 850 sq. ft. m/l	\$ 240,550	189,908
#66	– 721 sq. ft. m/l	\$ 216,300	170,763
#67	– 667 sq. ft. m/l	\$ 188,761	149,022
#68	– 743 sq. ft. m/l	\$ 210,269	166,002
#69	– 1,528 sq. ft. m/l	\$ 432,424	341,387
#70	– <u>883 sq. ft. m/l</u>	\$ 249,889	197,281
	9,590 sq. ft. m/l		

TOTAL 18,481 sq.ft. m/l \$5,575,401 **4,401,632**

Parking:

5 underground stalls @ \$20,000 **\$15,789** each
 1 underground stall incl. large storage rm @ ~~\$25,000~~ **\$19,737**

Zoning:

EZ (Enterprise Zone)

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Building Features:

Landmark Building with lots of original character
 New windows – floor to ceiling
 Roughed-in plumbing in each unit
 Original wood ceiling
 Original hardwood floors
 Elevator
 Air conditioning
 Excellent surface and on-street parking
 Underground parking for staff and residents
 Controlled access with intercom/video security
 Energy efficient heat pumps for heating and cooling
 Open design floor plans
 Fire protection sprinkler system

First floor:

- ✓ 12' ceilings
- ✓ Central skylight and glass atrium
- ✓ Glass wall foyer
- ✓ Original exposed brick
- ✓ Large open metal stairwell to second floor offices

Second floor:

- ✓ 10' ceilings on second floor
- ✓ Exposed brick walls and heavy timber beams and columns
- ✓ Atrium skylight

Area Features:

Located in heart of New Art District
 Excellent exposure to high traffic (29,800 per day in 2005)
 Close proximity to restaurants, retail and high density residential

Condo Fees:

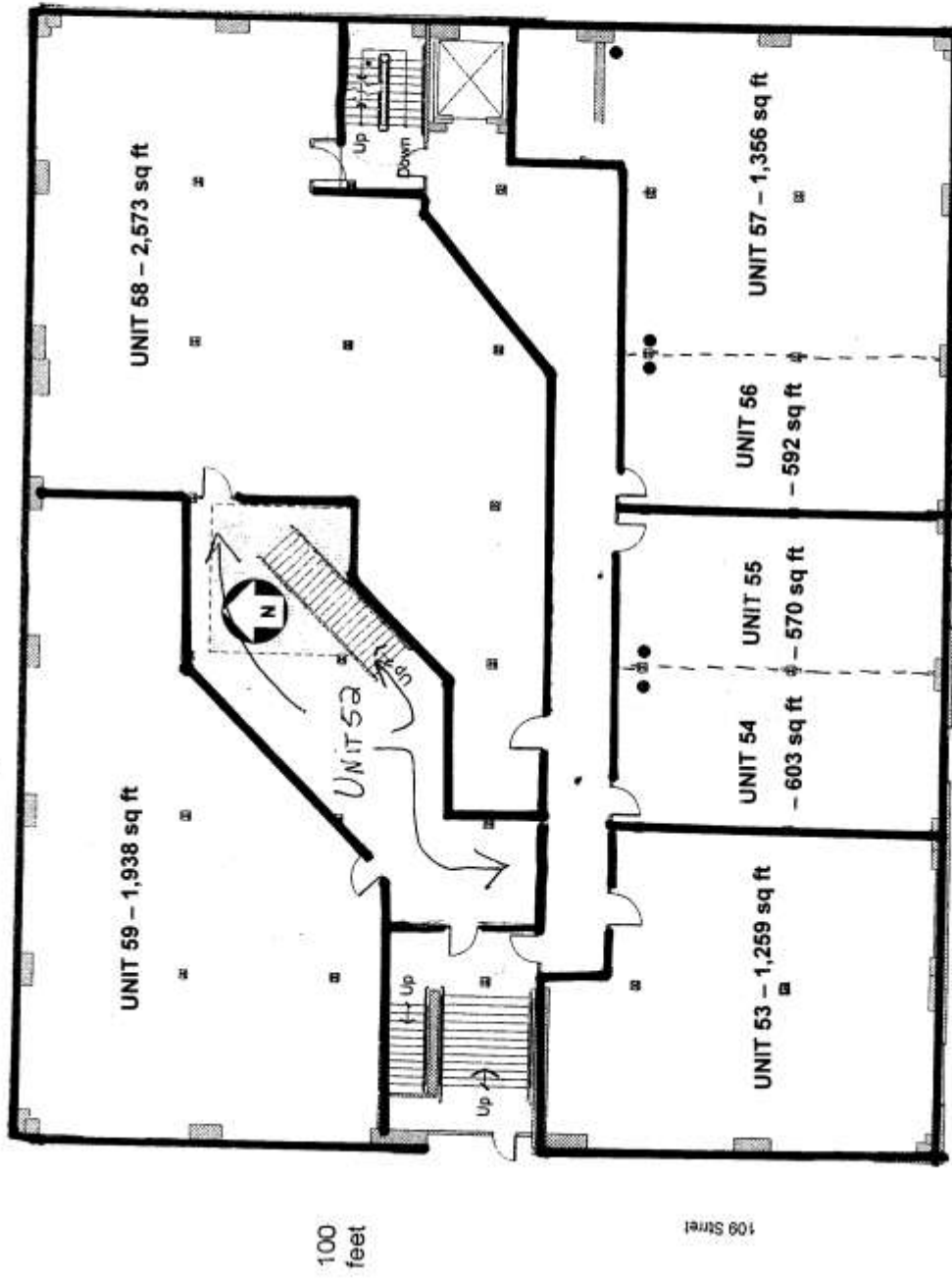
Estimated at \$4.60 (2009) per square foot and include:

- ✓ Common area maintenance (not including Unit 52)
- ✓ Repairs to building, roof, hot water heater and other
- ✓ Janitorial for common area hallways and front entrance
- ✓ Elevator and garage door maintenance
- ✓ Gas, water and sewer
- ✓ Common area electrical, bulb or fixture replacement
- ✓ Exterior window cleaning, maintenance, replacement
- ✓ Parking lot and garage cleaning and maintenance
- ✓ Snow removal
- ✓ Graffiti removal
- ✓ Building insurance
- ✓ Maintenance of video surveillance equipment
- ✓ Maintenance of HVAC

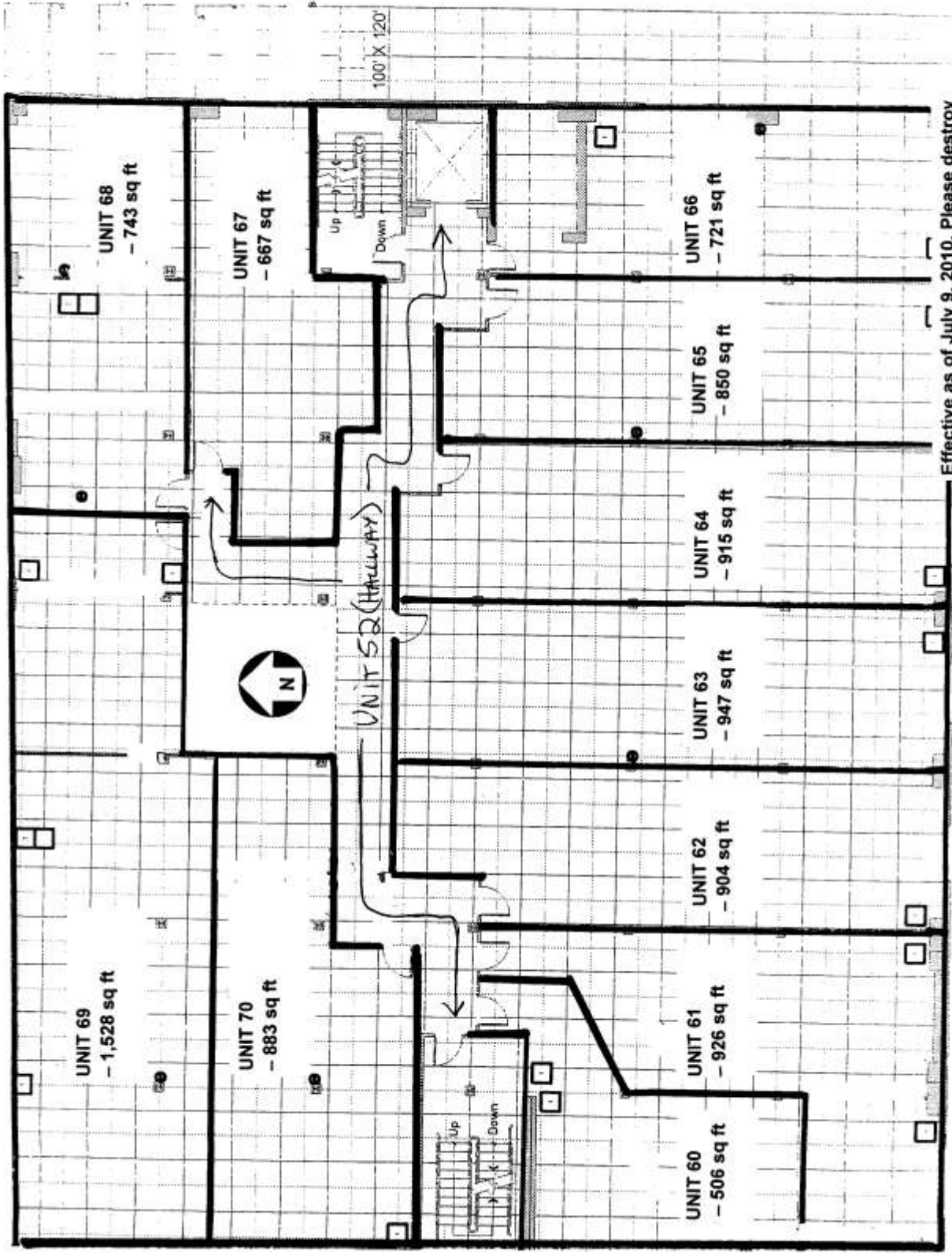
**For further information and to view Property call Nora Lizotte 780-499-9001
 Liam Whalen 780-940-7296**



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Effective as of July 9, 2010. Please destroy all other materials regarding MacCosham.



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