

FOR SALE/LEASE

HIGH EXPOSURE OFFICE CLINIC/RETAIL PROPERTY

7525 99 Street NW, Edmonton, AB

PURCHASE, LEASE OR SALE-LEASE BACK OPPORTUNITIES PROPERTY HIGHLIGHTS

- Located in Ritchie Neighbourhood.
- Proximity to surrounding residences, and prominent retail corridor Whyte Avenue.
- Constructed in 2014 with newly completed interior finishings.
- Concrete parking at south of building and available street parking.
- Two floors of ±1,641 SF each.
- Separate stairwell/access door to fully developed second floor.
- High exposure property, 99th Street exhibits ±28,400 Vehicles Per Day.
- Flexible opportunities to Purchase, Tenant or Purchase with holding income structuring a sale leaseback.
- Sale Price: \$1,300,000.00.
- Lease Rate: Market.

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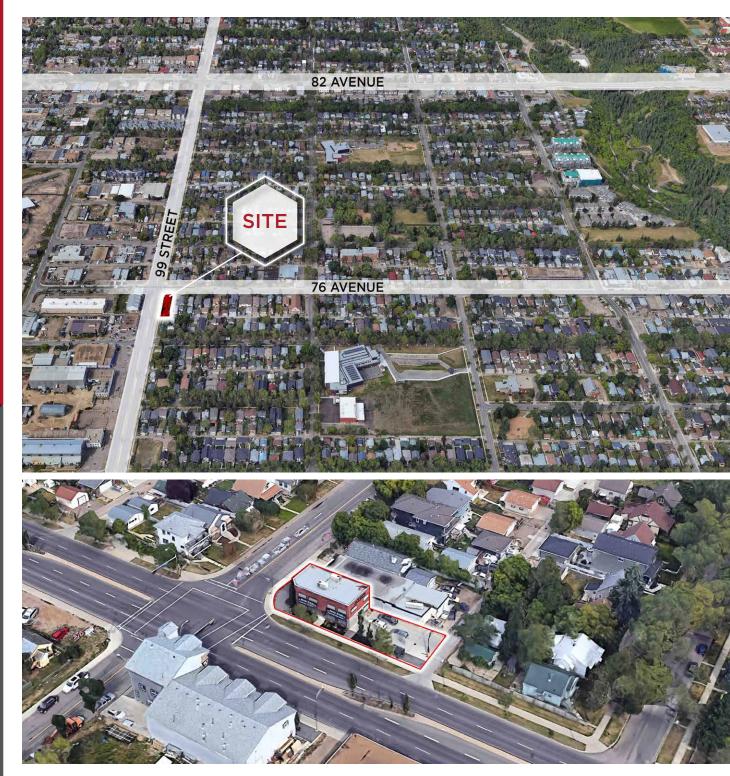
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PROPERTY DETAILS

Municipal Address:	7525 99 Street NW, Edmonton, AB
Legal Description:	Lot 2, Block 1, Plan 2239X
Zoning:	CNC-Neighbourhood Convenience Commercial Zone

Neighbourhood:	Ritchie
Building Size:	±3,282 SF
Built:	2014
Lot Area:	±4,260 SF

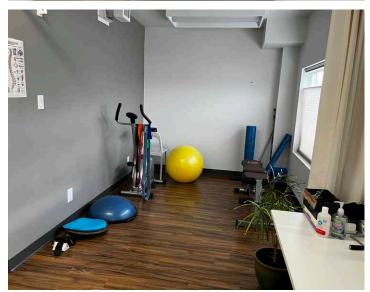
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PROPERTY PHOTOS













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