

PURCHASE PRICE: \$1,100,000

MOTIVATED VENDOR!!

FOR SALE

**EDMONTON RETAIL
& OFFICE BUILDING**

10852 97 STREET, EDMONTON, AB

FURNITURE DEPOT 107 LOAN CENTRE 780-990-1717 PAWN
FURNITURE DEPOT 107 LOAN CENTRE BUY-SELL-PAWN 780-990-1717 QUICK CASH TOP DOLLAR PAID
WE BUY AND SELL FURNITURE MATTRESSES JEWELRY PAWN CASH TOOLS PAWN

POTENTIAL SALE LEASE BACK OPPORTUNITY

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Jameson Rebeyka
Associate
780 420 1177
jameson.rebeyka@cwedm.com

PROPERTY HIGHLIGHTS

- Main floor retail space
- Full basement
- Potential to purchase the pawn shop business occupying the main floor
- Second-floor office space, currently available for lease
- 2 main floor washrooms and 3 second floor washrooms
- Fixtures negotiable
- Transit accessible by bus and the Royal Alex LRT Station
- Nearby businesses include Royal Alexandra Hospital, Dairy Queen, Kingsway Garden Mall and Little Italy
- Excellent access to major arterials including 97 Street, Kingsway Road, 111 Avenue, 101 Street and 107 Avenue

LOCATION HIGHLIGHTS

- Easy transit access to bus routes, the Metro LRT line and the future Valley LRT Line
- Minutes away from Kingsway Garden Mall and the downtown core
- Located in the up-and-coming McCauley neighbourhood
- Surrounding neighbourhoods have a 50,067 population (estimate) in a 2 km radius
- Young and thriving population with 20-34 year-olds making up 31% of the total surrounding population

Mark + Fresh
PIZZA 73
www.pizza73.com



108A AVENUE

98 STREET NW

97 STREET NW

101 STREET NW

108 AVENUE

ST. JOSAPHAT CATHEDRAL

ROYAL PHARMACY

LUCKY 97 SUPERMARKET

99 SUPERMARKET



PROPERTY DETAILS

MUNICIPAL ADDRESS

10852 97 Street, Edmonton, AB

ZONING

General Business Zone (CB2)

LEGAL DESCRIPTION

Plan NA, Block 17, Lots 1 & 2

BUILDING SIZE

8,134 SF

LAND SIZE

0.11 Acre

SIGNAGE

Building Signage

PARKING

Dedicated stalls and free street parking

TAX ASSESSMENT

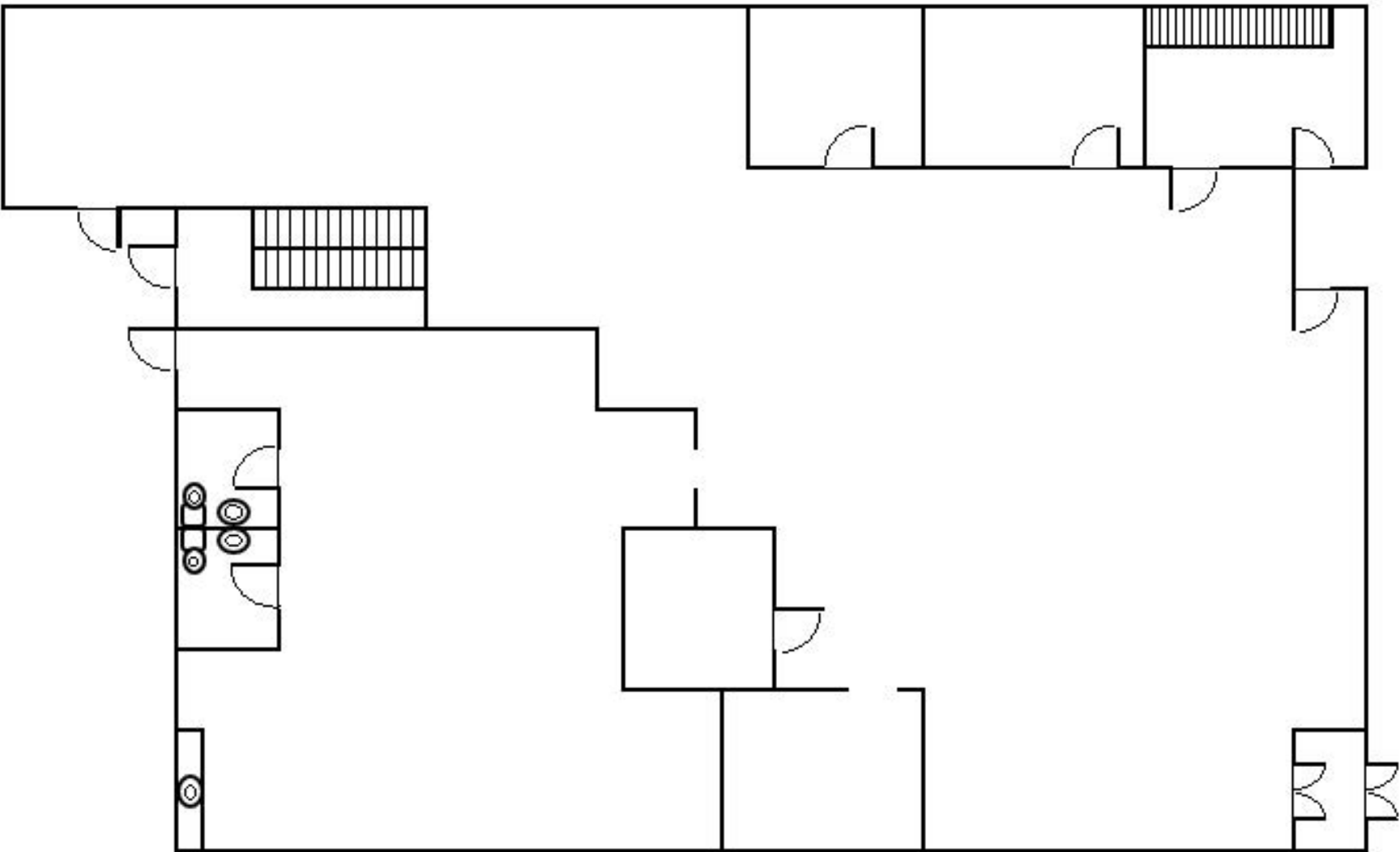
\$978,000.00 (2022)

SALE PRICE

\$1,100,000.00



FLOOR PLAN



CUSHMAN & WAKEFIELD
Edmonton

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