

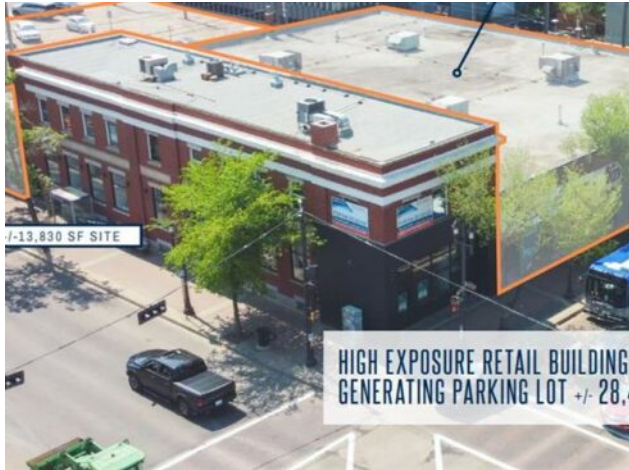


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10411 82 Avenue NW
Edmonton, Alberta

MLS # A2111275



\$6,600,000

Division: Queen Alexandra

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 28,404 sq.ft.

Zoning: DC1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Call lister directly

**** Please click the brochure link for more details**** Rare opportunity to purchase a main floor and basement retail building along trendy Whyte Avenue (82 Avenue). Included in this listing is , 8102 & 8110 104 STREET NW, there's pricing for both the building (\$4.1m) and the land (\$2.5m) as they could be sold separately. Comprised of +/- 24,712 SF, this iconic building was once considered Canada's original discount department store and known in the community as a building that established the retail business district in the area. Additional opportunity to purchase income generating parking lots on 104 Street (Calgary Trail). These sites a recurrently incurring revenue as parking income and can continue to do so once purchased or could be developed in conjunction to DC1 (20476) zoning regulations. • Unique opportunity to purchase a high exposure building on Whyte Avenue, and an income generating parking lot along 104 Street. • +/-24,712 SF retail building (main floor & basement) along Whyte Avenue on a +/-14,574 SF site. • +/-13,830 SF income generating parking lot located on 104 Street (Calgary Trail). • Option to purchase the building and parking lots together or separately. • +/-28,404 SF site total.