

For Sale

1,496 Sq.Ft.±

Stand-Alone Building



HIGH EXPOSURE RETAIL NEAR WHYTE AVE

8114 - 104 Street

Edmonton, Alberta

Property Features

- 1,496 sq.ft.± stand-alone building
- Located just south of Whyte Avenue and fronting Calgary Trail
- Exposure to 23,500 vehicles per day (2015 City of Edmonton)

Old Strathcona

- › Join over 600 businesses in Edmonton's #1 social, arts, and entertainment district
- › Whyte Ave is Edmonton's highest pedestrian traffic retail district

www.oldstrathcona.ca



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Additional Information:

BUILDING SIZE	1,496 sq.ft.±
SITE SIZE	3,566 sq.ft.±
ZONING	DC1 (Direct Developed Control Provision)
PROPERTY TAXES	\$8,785 (2018)
NEIGHBOURHOOD	Queen Alexandra
LEGAL DESCRIPTION	Plan I, Block 62, Lot 4
SALE PRICE	\$850,000

Good Transit
 52

Walker's Paradise
 98

www.walkscore.com

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