



10173 109 Street  
Edmonton, Alberta

MLS # A2276260

**\$669,888**



**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Capital Centre

**Bus. Name:** -

**Size:** 1,381 sq.ft.

**Zoning:** UW

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Prime, main floor space, in a high traffic location fronting 109 street in downtown Edmonton. Currently occupied by a national franchise tenant under a long term lease, this is a perfect opportunity to acquire an investment property without the need to immediately look for tenants. Lease details available for review with a signed NDA.