



## KLARVATTEN PLAZA - BUILT TO LAST

**16705/16745 - 84 Street, Edmonton, AB**

# FOR SALE

### PROPERTY HIGHLIGHTS

- Strong Potential Upside and Value-Add Investment Opportunity
- Built in 2017. Built to Last Investment Opportunity
- 40,000 Sq.Ft. (+/-) Precast Concrete-Steel Retail Office Building
- Architecturally Distinctive Two Storey Building located in Northeast Edmonton at the Heart of Lake District
- High Traffic High Exposure
- Located along 167 Avenue Arterial Road. Minutes from 97 Street and Anthony Henday Drive. 20 Minutes to Downtown Edmonton
- Diverse Tenancy Mix Include: Daycare, Nail Salon, Hair Salon, Insurance Agency, Business Centre, Physiotherapist, Psychologists, Massage Therapists, Music School, and Kumon Math and Reading Centre
- Contemporary-Modern Finishes and Fixtures

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**780.488.0888**

[www.lizotterealestate.com](http://www.lizotterealestate.com)  
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8







# KLARVATTEN PLAZA - BUILT TO LAST

## FOR SALE

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 16705/6745 - 84th Street, Edmonton, AB  
**LEGAL ADDRESS:** Plan 9926453 Block 12 Lot 124  
**ZONING:** CNC - Neighbourhood Convenience  
Commercial Zone  
**YEAR BUILT:** 2017  
**GROSS BUILDING AREA:** 40,000 Sq.Ft. (+/-)  
**GROSS LEASABLE AREA:** 35,150 Sq.Ft (+/-)  
**CONSTRUCTION TYPE:** Pre-cast Concrete  
**SUBSTRUCTURE TYPE:** 6" Concrete Slab (Main Floor),  
4" Concrete on Steel Deck (2nd Floor)  
10" Reinforced Concrete (Foundation Walls)  
**SITE AREA:** 1.87 Acres / 7,567 Sq.M. / 81,457 Sq.Ft.(+/-)  
**SITE COVERAGE:** 25% (+/-)  
**PARKING:** 106 surface stalls  
**PRICE:** \$11,500,000 - Vendor will consider all offers

*\*Commercial Units (ranging from 1,814 Sq.Ft. to 1,931 Sq.Ft.) are Also Available for Sale on an Individual Basis Please Contact for Further Information\**

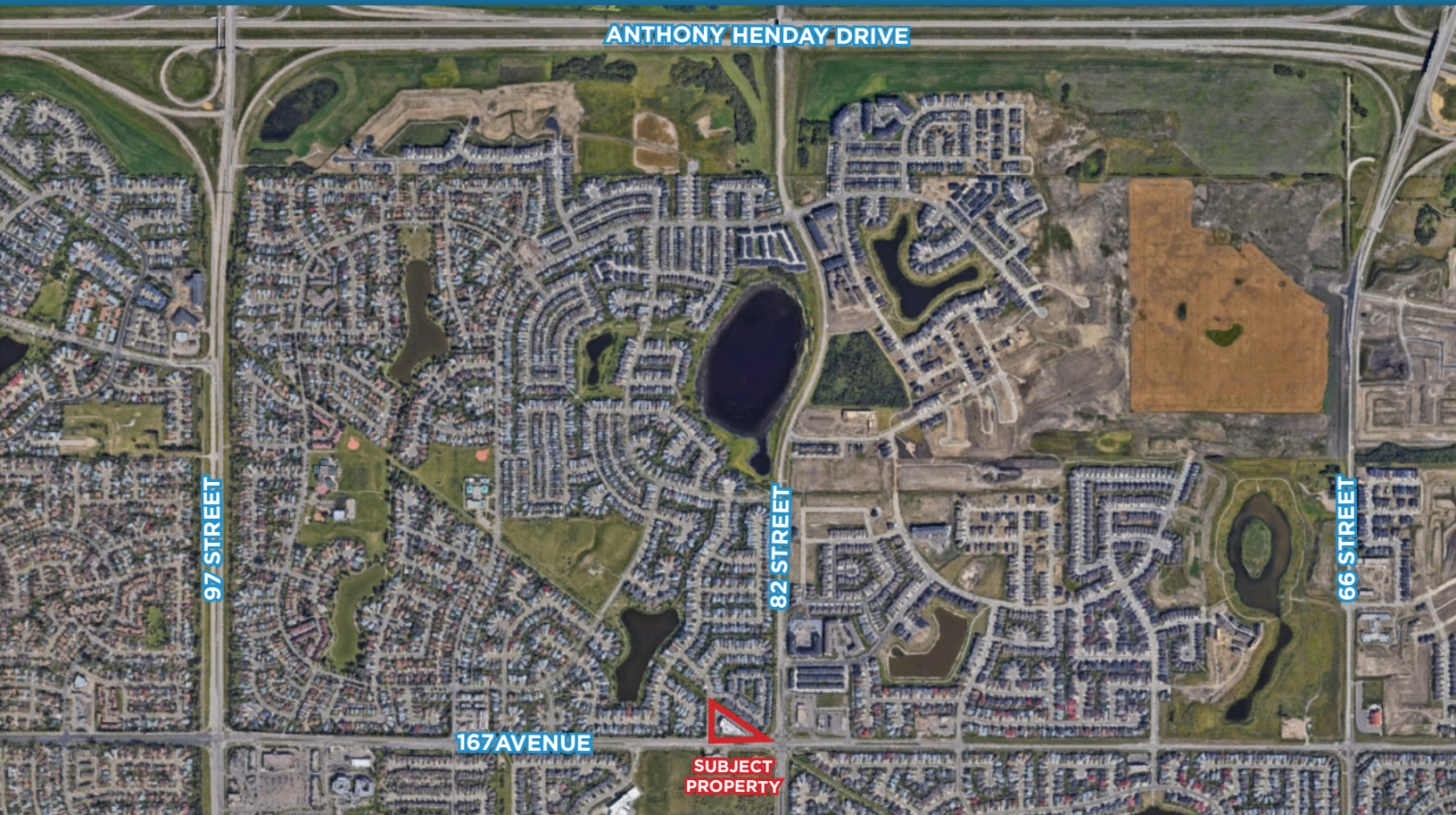
### MORE INFORMATION

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