

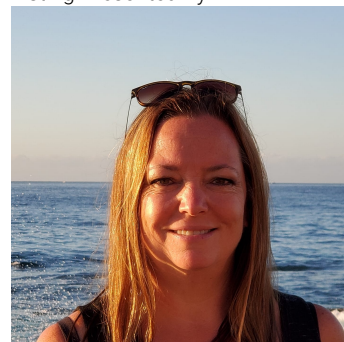


## Edmonton Alberta

\$3,000,000

INVESTMENT HIGHLIGHTS >> Excellent location and frontage on 101 Ave. >> 2023 traffic counts totaled over 13,000 VPD. >> Current in-place rents are significantly below market suggesting strong future upside. >> Strong upside potential via addition of pylon signage >> Facade upgrades / renovation would further enhance future rental rate upside. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker



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