



## 10249 97 Street Edmonton AB

\$995,000

Location...Location...Location... What an Opportunity for the right person, located on busy 97 Street and 102 Avenue right across from Everything downtown. Great Leasing potential and Income potential too. Excellent frontage onto 97 Street. This free standing building consist of approx. 2250 Sq.Ft. +/- of retail space and presently there is a dividing wall in the middle of the building, and there's also rear parking. It's located between 102 and 103 Ave on 97 Street with excellent sign exposure onto 97 Street, Law Courts, Canada Place, Art Gallery of Alberta, and Winspear Centre for music is right across the street. New Developments in the area include: New museum, Epcor Tower, Ice District ( Rogers Place NHL hockey arena ) and the existing and new to be L.R.T. extension is just one block away. \*\*\*\*\* V.T.B. - the seller is willing to do Vendor Take Back Mortgage for a portion of the purchase Price \*\*\*\*\*

Listing Presented By:



Originally Listed by:  
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