



## 11660 95 Street Edmonton AB

\$1,249,000

Opportunity: Ideal for pharmacy, professional and medical users to occupy up to 6,000 sq.ft. in a community-centric professional building Income in place: Ability to capitalize on stabilized/escalating lease revenue from the established main floor dental office tenant for the next five years Location: Corner site with prime frontage directly onto 95th Street and 117 Avenue Building size: Main Floor: 4,826 sq.ft.?, Second Floor: 4,826 sq.ft.?  
Total Building Size: 9,654 sq.ft.? (With ability to demise) Access: Transit-oriented property with abundant onsite/street parking available Total Sale Price: \$1,249,000

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc  
vcaputo@naiedmonton.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca