

For Lease or Sale

Land & Building

Valleyview AB

Former Food Store



4801/4807-50th Street

7,998 sq.ft Building
w/ 30,000 sq.ft Land

- Owner/User opportunity
- Fully paved site with access off either 48th Avenue or 50th Street
- Improvements are located on the South side of the downtown core
- Population 2000 with a immediate trade area of 5000
- Excellent location across from Post Office just off downtown core
- Shadow anchored by only grocer in town
- Great location for oilfield related business

Lance Frazier

Broker

lance.frazier@dtzbarnicke.com

Direct Tel: 780 421-1489**Paul Raimundo**

Associate

paul.raimundo@dtzbarnicke.com

Direct Tel: 780 421-1592**Carolyn Bull**

carolyn.bull@dtzbarnicke.com

Direct Tel: 780 641-0833**DTZ Barnicke Edmonton Inc.**

Suite 602 Bell Tower

10104 103 Avenue

Edmonton, Alberta

T5J 0H8

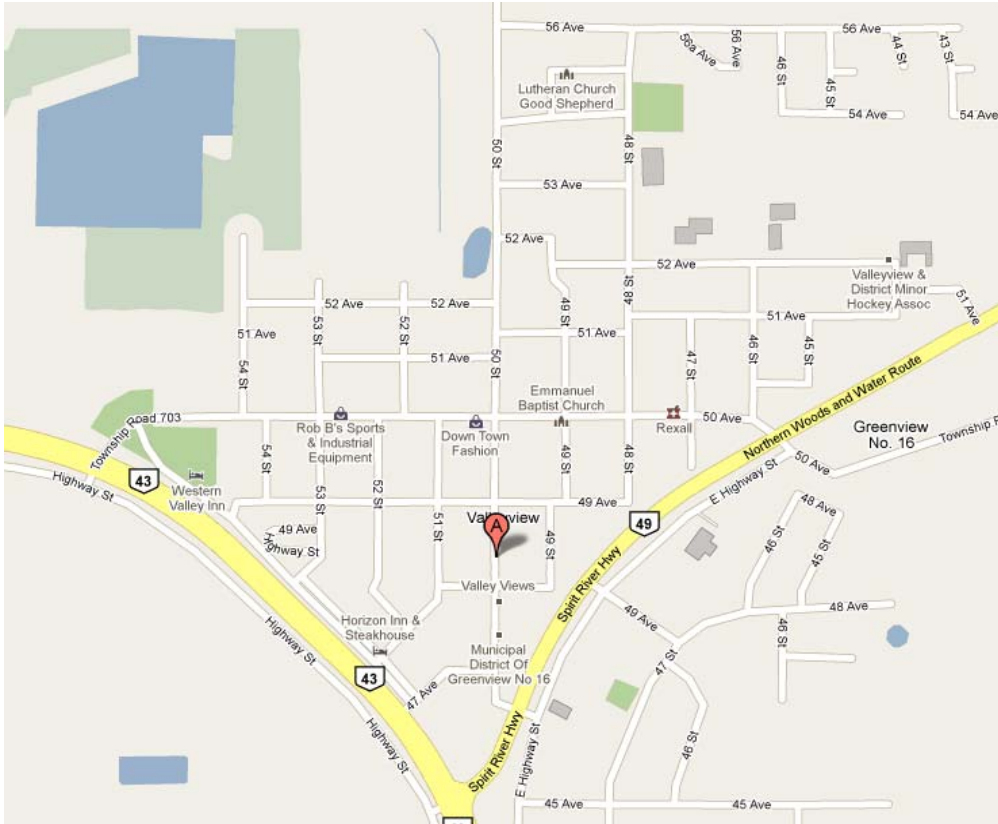
Tel: 780 421 1488**Fax:** 780 424 0217

www.dtzbarnicke.com

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Previous Retail Food Store

LOCATION MAP**ADDRESS****Municipal Address:**

4801 / 4807-50th Street
Valleyview, Alberta

Legal Address:

Lot (s): 7-10
Block: 10
Plan: 4841HW

**PROPERTY DESCRIPTION**

Financing:	Treat as clear title
Taxes:	\$10,492.20 / 2010
Price:	\$399,000
Lease Rate:	Negotiable
Leasable Area:	7998 Sq. Ft.
Lot Size:	0.69 Acres (30,056 Sq. Ft.)
Zoning:	CB1 (Commercial District)
Availability:	Immediate

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