

FOR SALE/LEASE

**CLASS A
FREESTANDING
OFFICE BUILDING
& PARKING**

**9114 34A Avenue NW,
Edmonton, AB**

12,412 SF ON 0.80 ACRES

**FILLMORE CONSTRUCTION EXPANDING TO
SERVE YOU BETTER AT EVER-SQUARE!**

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PROPERTY HIGHLIGHTS

- Built in 1989; and renovated thereafter.
- Rare freestanding office building & yard.
- Separate nicely developed second floor access.
- Fully paved site.
- 56 on-site paved parking stalls.
- Vendor will consider the sale of furniture.



PROPERTY DETAILS

MUNICIPAL ADDRESS

9114 34a Avenue NW

ZONING

IB - Industrial Business

NEIGHBOURHOOD

Strathcona Industrial

BUILDING SIZE

6,166 SF (2nd Floor)

6,246 SF (1st Floor)

12,412 SF (Total Area)

BUILT

1989; extensively renovated 2019

PROPERTY TAXES

\$55,641.40 (2023)

PARKING AREA

56 parking stalls

DESCRIPTION

Standalone Suburban Office Building

SITE SIZE

0.80 Acres

POWER

400 Amp, 120-208 Volt, 3-Phase

HEATING

11 Rooftop Heat/Cool Units

LIGHTING

LED Throughout

UPDATED PRICING

SALE PRICE
\$3,100,000

PROPERTY PHOTOS



