

#### 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!

LLMORE

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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.

**35 AVENUE NW** 

**34A AVENUE NW** 

# **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

34 AVENUE NW

**POWER** 400 Amp, 120-208 Volt, 3-Phase

**HEATING** 11 Rooftop Heat/Cool Units

LIGHTING LED Throughout

#### UPDATED PRICING SALE PRICE \$3,100,000

STREET NW

6

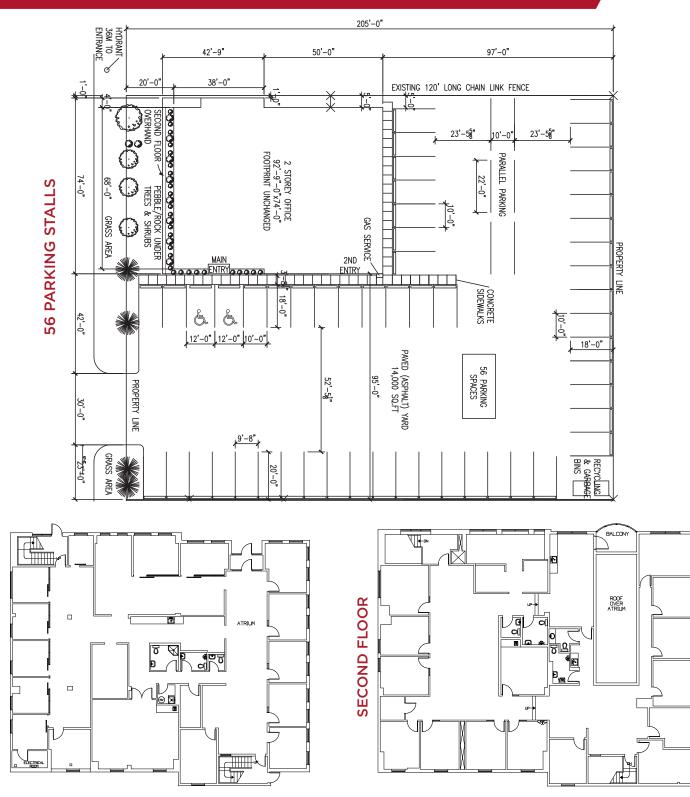
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STREET

5



### SITE PLAN/AS-BUILTS/FLOOR PLANS



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MAIN FLOOR

11

CUSHMAN & WAKEFIELD

Edmonton