

FOR SALE

CLASS A FREESTANDING OFFICE BUILDING & YARD

9114 34A Avenue NW, Edmonton, AB

12,412 SF ON 0.80 ACRES



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

CUSHMAN & WAKEFIELD
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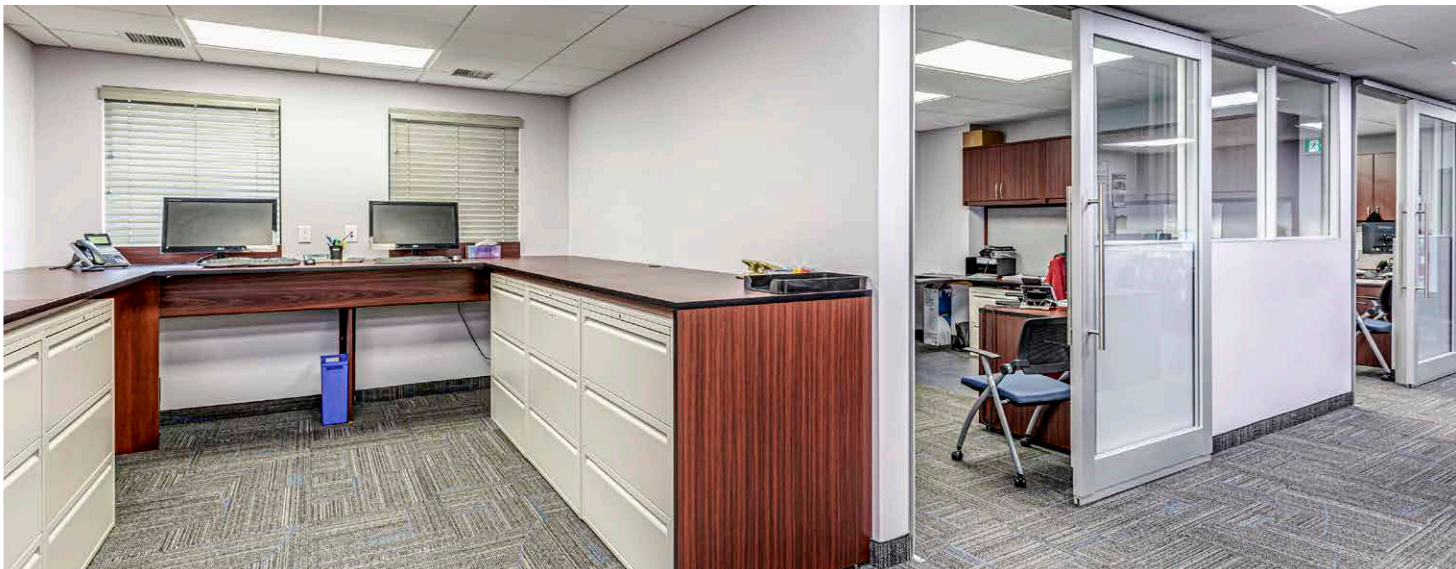
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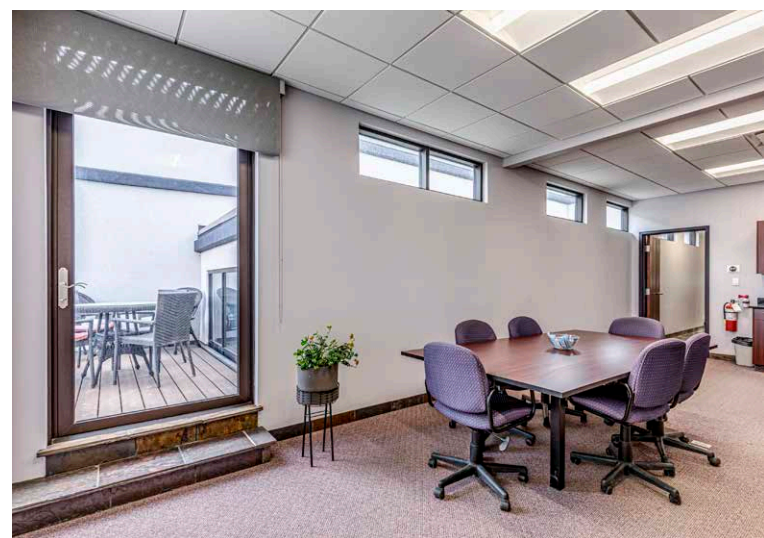
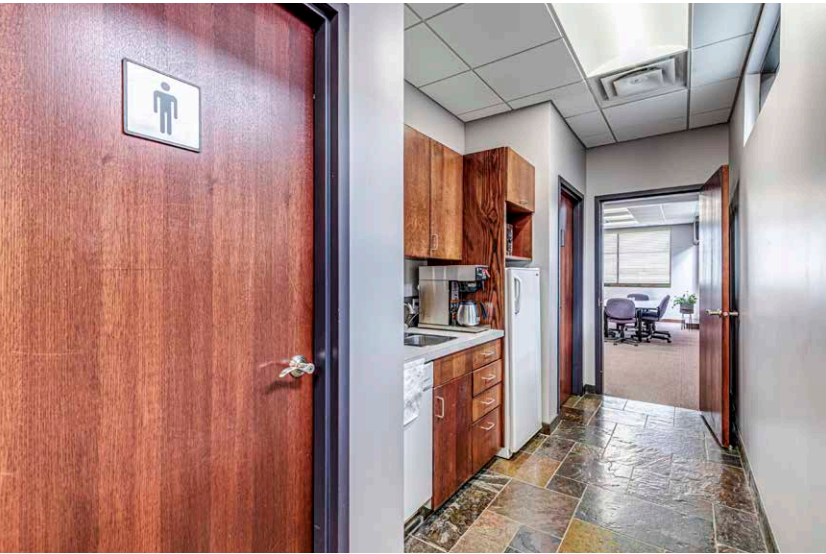
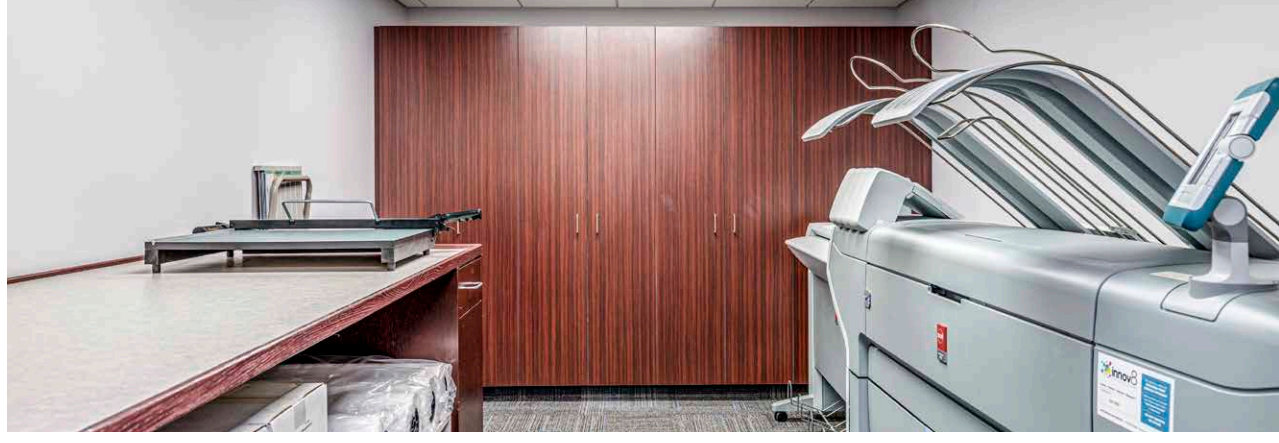
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THE OPPORTUNITY

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



ADDITIONAL PHOTOS



PROPERTY DETAILS

MUNICIPAL ADDRESS
9114 34A Avenue NW

ZONING
IB - Industrial Business

NEIGHBOURHOOD
Strathcona Industrial

BUILDING AREA
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
52 on-site parking stalls

DESCRIPTION
Standalone Suburban Office Building

SIZE
0.80 Acres

SALE PRICE
\$3,295,000

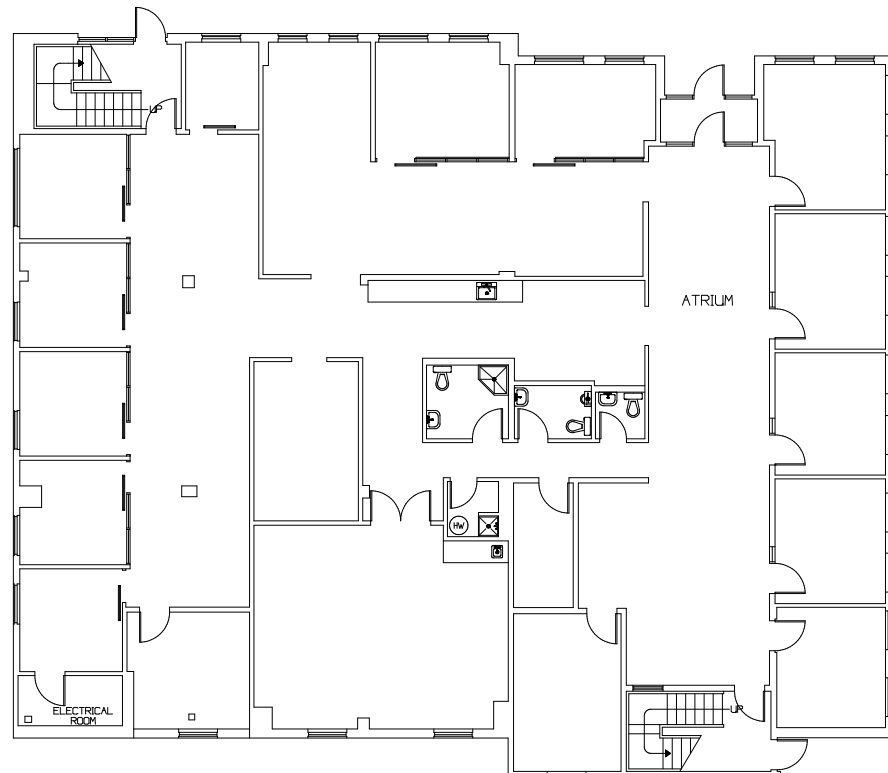
POWER
400 Amp, 120-208 Volt, 3-Phase

HEATING
11 Rooftop Heat/Cool Units

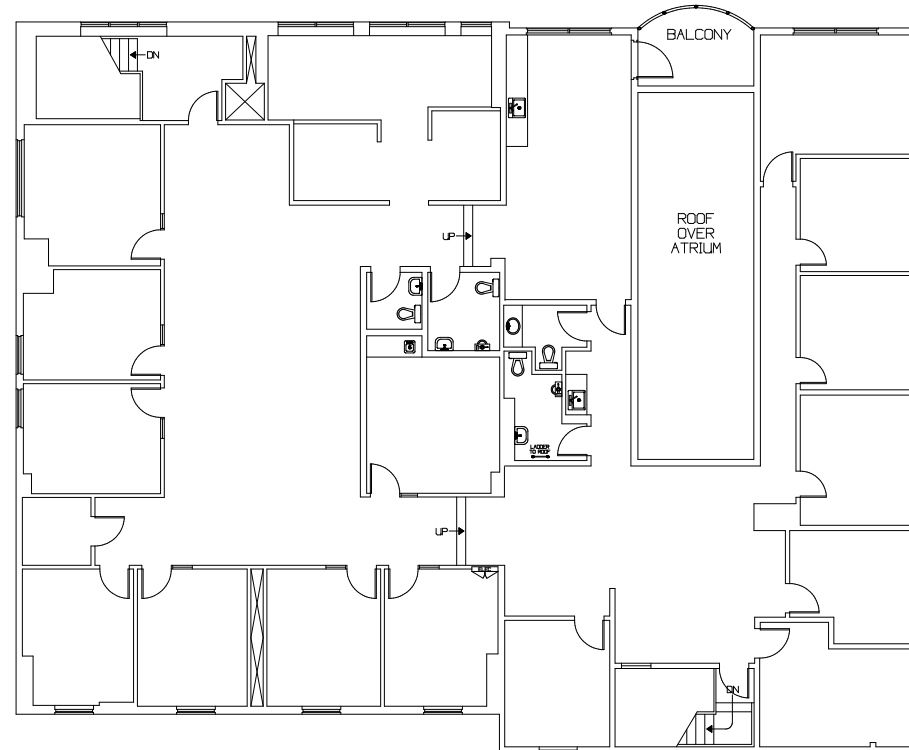
LIGHTING
LED Throughout

FLOOR PLANS

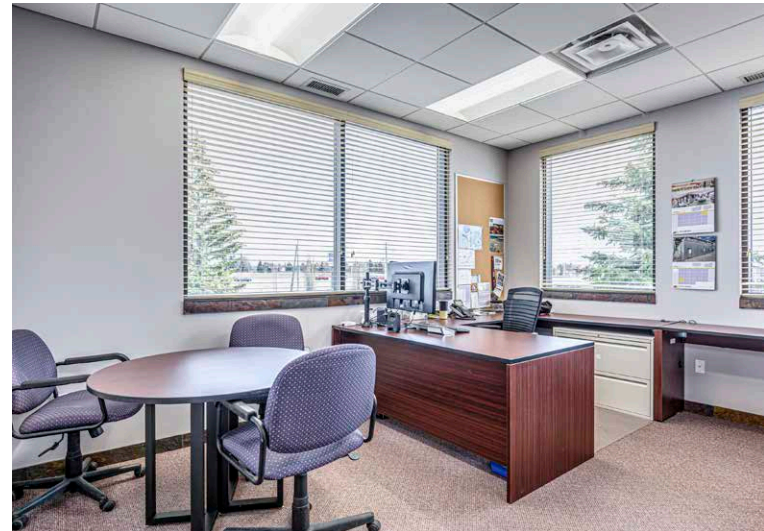
MAIN FLOOR

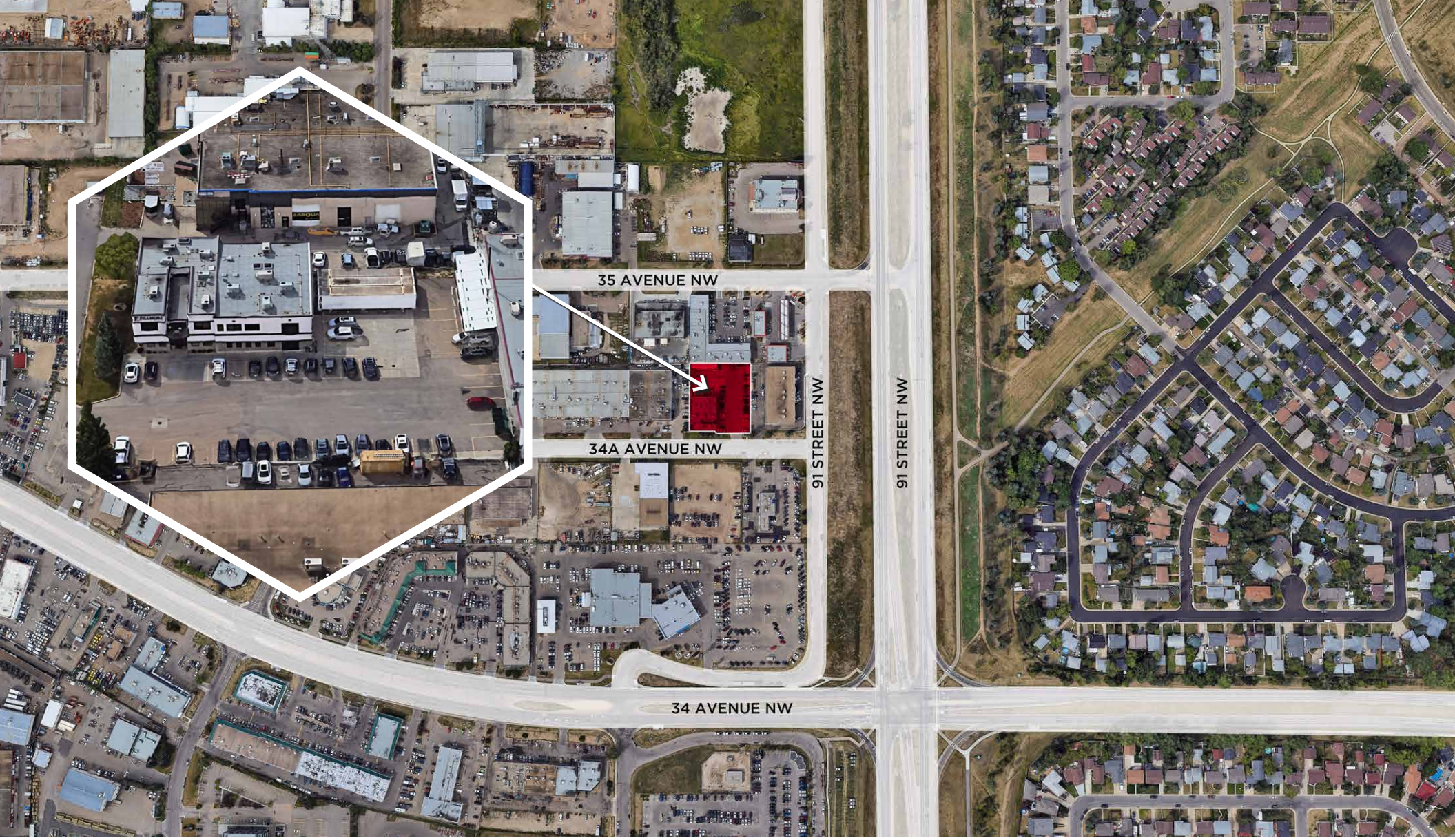


SECOND FLOOR



ADDITIONAL PHOTOS





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