



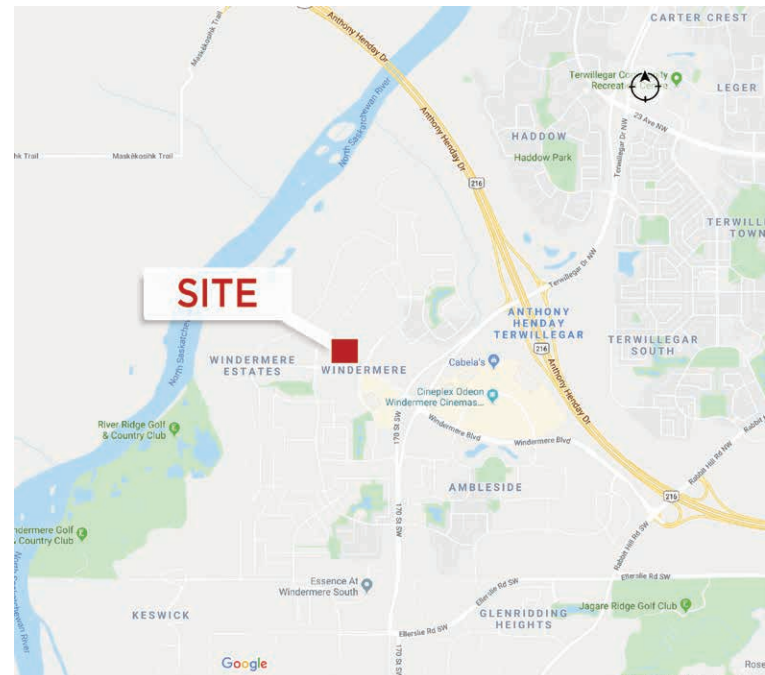
Unit 201: ± 1,733 SF

Unit 202: ± 1,647 SF

(Sizes based on condo documents)

Property Highlights

- Unit 201: fully built out offices, including central enclosed board room and open bull-pen or staff area.
- Unit 202: Large open area plus board room. One enclosed private office.
- Excellent natural light in both units.
- Both units include two underground parking stalls.
- Elevator service to second floor and common area washrooms.
- Close proximity to high density residential areas and retail amenities.



David Cooney

Partner

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CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

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Property Details

Municipal Address: Unit 201 & 202, 5586 Windermere Blvd

Legal Description: Condominium Plan: 1722192

Zoning: DC2 (867)(2)

Neighbourhood: Windermere

Built: 2017

Parking Area: 4 Underground titled stalls (2 per unit)

Available Premises: Unit 201: ± 1,733 SF
Unit 202: ± 1,647 SF

Possession Date: Available Immediately

Asking Price: Unit 201: \$779,900 (Including 2 underground titled parking stalls)
Unit 202: \$720,000 (Including 2 underground titled parking stalls)

Signage: Exterior building signage available

Utilities: Electricity separately metered

Property Taxes: Unit 201: \$17,918.32 (2020)
Unit 202: \$17,062.95 (2020)

Condo Fees: Unit 201: \$922.02 per month + GST (Estimated for 2021)
Unit 202: \$881.17 per month + GST (Estimated for 2021)

Aerial



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Demographics

Unit 201

POPULATION	1km	3km	5km
	5,869	32,134	74,073

AVERAGE INCOME	1km	3km	5km
	\$195,978	\$164,545	\$196,196

VEHICLES PER DAY	8,100 on Windermere Blvd SW	20,200 on Terwillegar Dr



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Property Highlights



Ideal for Professional Office Users



Amenity Rich Location



Underground Parking Available

Unit 202



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