



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

**UNITS 75 & 76  
4003 98  
STREET NW,  
EDMONTON, AB**



**FOR SALE, NEWLY RENOVATED 3,085 SF CONDO**

## **PROPERTY HIGHLIGHTS**

- Situated in the Strathcona Industrial Park
- 2 units (#75 & #76)
- Easy access to Anthony Henday and Queen Elizabeth II
- Grade level loading

### **Ashley Chrunik**

Associate

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### **CUSHMAN & WAKEFIELD Edmonton**

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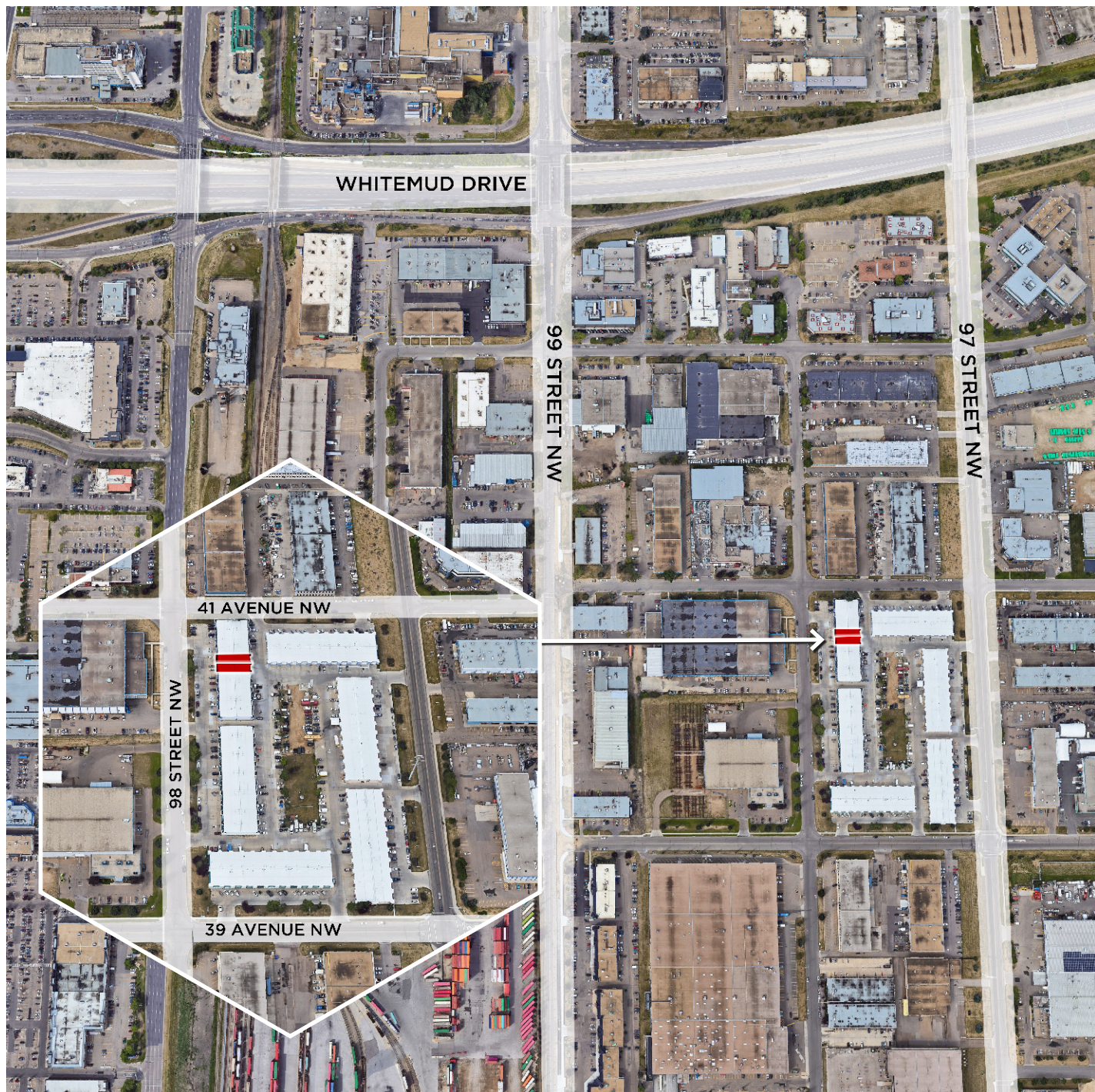
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## PROPERTY DETAILS

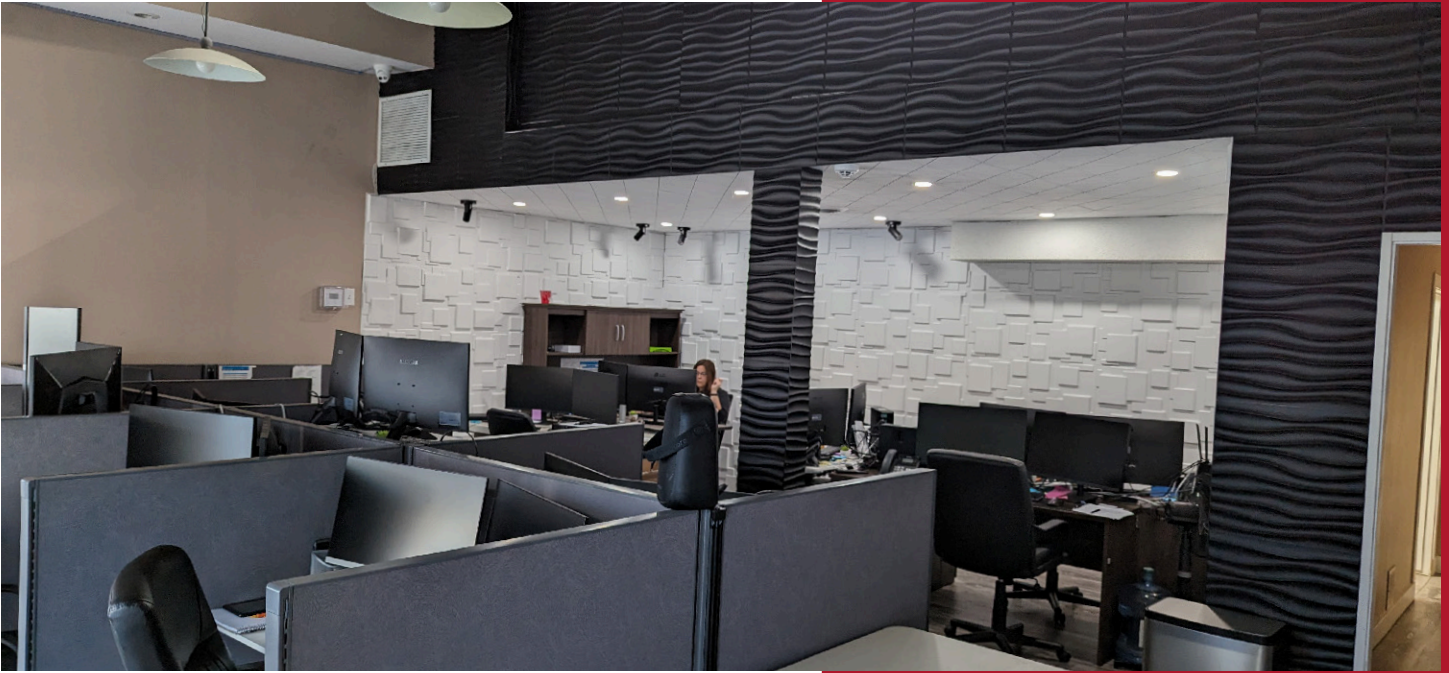
Municipal Address:	4003-98 Street NW, Edmonton, AB	Built:	1993
Legal Descriptions:	Unit 75: Plan 9422429 Unit 39 Unit 76: Plan 9422429 Unit 40	Parking:	Ample Scattered Parking
Zoning:	IB Industrial Business	Loading Doors:	Grade Level (12'x 12')
Neighbourhood:	Strathcona Industrial Park	Condo Fees:	\$484.52
Building Size:	1,914 SF (Main Floor) 1,171 SF (Mezzanine) 3,085 SF (Total)	Power:	3 PH/100 Amp/240 Volt (TBC)
		Sale Price:	\$499,650
		Property Taxes 2023:	Unit 75: \$6,338.41 Unit 76: \$7,023.65

## AERIAL







## PROPERTY PHOTOS







# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	62	49,692	149,005

	AVERAGE INCOME		
	1km	3km	5km
	\$89,328	\$110,678	\$119,855

	HOUSEHOLDS		
	1km	3km	5km
	18	19,005	59,030

	VEHICLES PER DAY		
	1,000 on 41 Avenue 15,800 on 99 Street 4,000 on 39 Avenue		



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