

±3,000 SF BUILDING

±4,762 SF LOT

FOR SALE/LEASE

SLATE PERSONNEL BUILDING

Retail/Office Building
For Sale/Lease

9578 111th Avenue, Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- Fully renovated office space with over \$100K in renovations.
- Board room with individual offices and kitchen area.
- Corner lot building with exceptional frontage onto 111th avenue.
- The subject consists of a concrete block superstructure, and supported on a poured concrete foundation and full basement with a slab floor.
- Bank Vault still remains in the building in good working order



PROPERTY DETAILS

MUNICIPAL ADDRESS

9578 111th Avenue,
Edmonton, AB

LEGAL DESCRIPTION

Lot 5, Block B, Plan 267R

PROPERTY TAXES

\$9,873.61 (2023)

BUILDING SIZE

± 3,036 SF

LOT AREA

±4,762 SF

BASEMENT

± 1,400 SF

BUILT

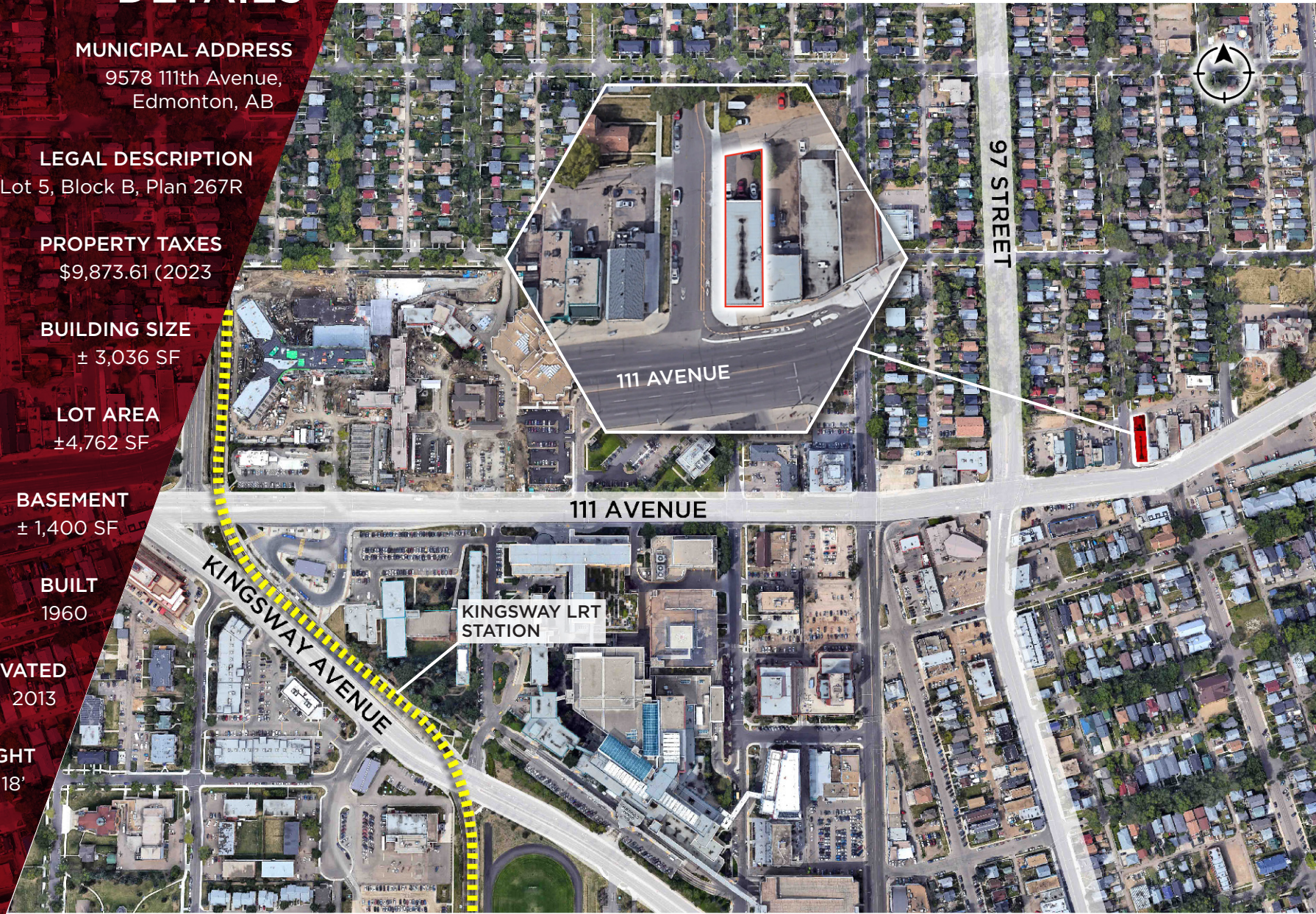
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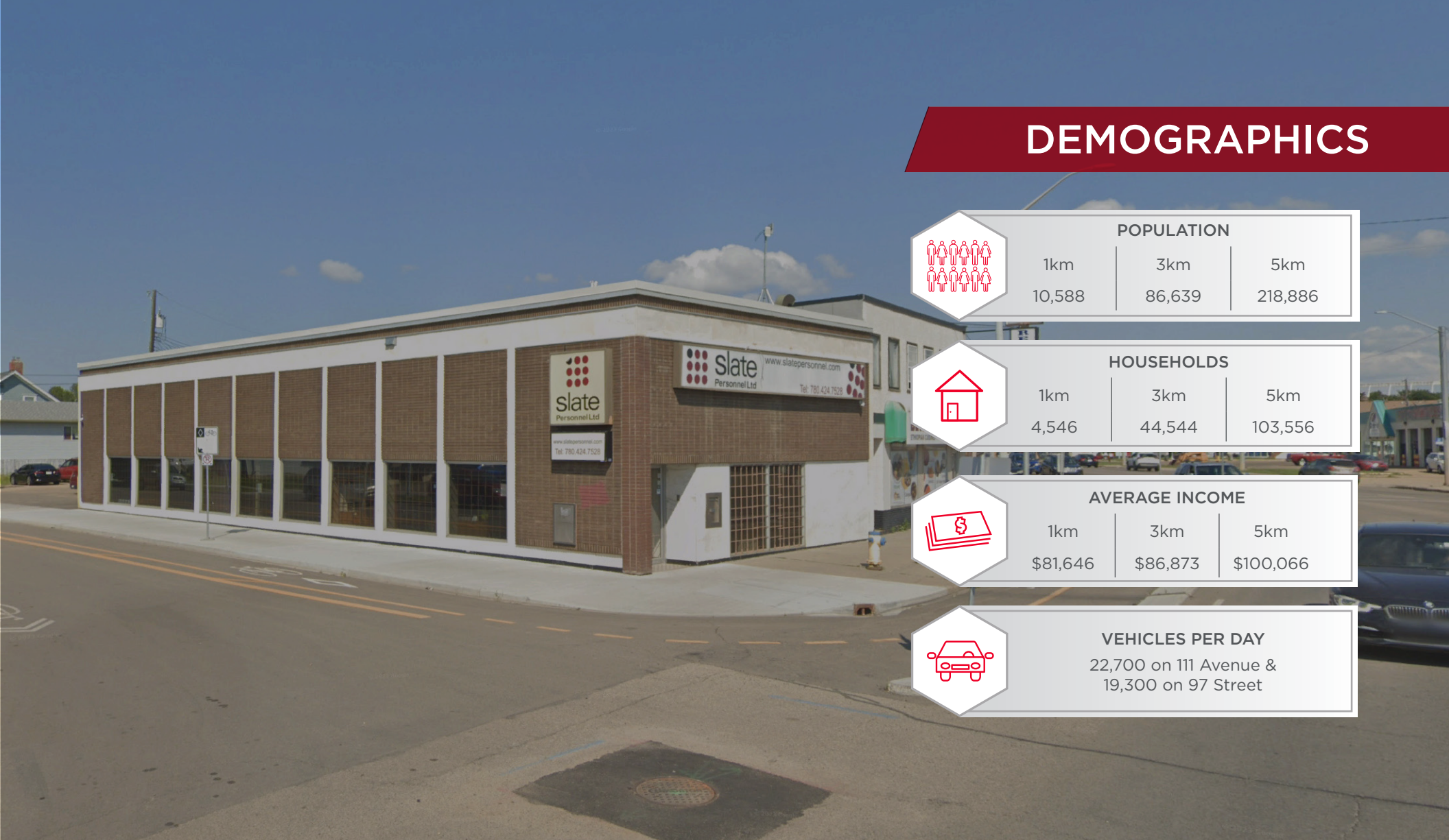
RENOVATED

2013


BUILDING HEIGHT

18'







DEMOGRAPHICS

 POPULATION


	1km	3km	5km
	10,588	86,639	218,886

 HOUSEHOLDS

	1km	3km	5km
	4,546	44,544	103,556

 AVERAGE INCOME

	1km	3km	5km
	\$81,646	\$86,873	\$100,066

 VEHICLES PER DAY

22,700 on 111 Avenue &
19,300 on 97 Street

 **CUSHMAN & WAKEFIELD**
Edmonton

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