

**\$850,000.00**

**FOR SALE**

# **MEDICAL COMMERCIAL BUSINESS CONDO**

**#5, 4402 - 37 Street,  
Stony Plain, AB**

## **TURNKEY FIXTURED MEDICAL CLINIC**

### **PROPERTY HIGHLIGHTS**

- The subject represents a commercial condominium unit within a professional commercial condominium complex.
- The subject and neighbouring units are currently demised together and operated as a medical clinic. The units are demised in such a way that the two could be separated without negatively impacting the functionality of the units.
- Exposure to 44 Avenue and Golf Course Road.

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HIGHWAY 16A

AERIAL

SITE

44TH AVENUE

GOLF COURSE RD

## PROPERTY DETAILS

<b>Municipal Address:</b>	5, 4402 – 37 Street, Stony Plain
<b>Legal Description:</b>	Condo Plan 982 4518, Unit 3
<b>Zoning:</b>	C2, Commercial General District
<b>Neighbourhood:</b>	South Business Park
<b>Building Size:</b>	3,251 SF
<b>Built:</b>	1998
<b>Property Tax Assessment:</b>	\$689,600
<b>Parking Area:</b>	Site has 45 stalls
<b>Lot Area:</b>	Rectangular
<b>Size:</b>	200' x 60' entire plaza complex
<b>Utilities:</b>	Full municipal and street servicing
<b>Interior Layout:</b>	The interior improvements are deemed very functional in nature for a medical clinic, demised with a front reception/ waiting room area and rear medical offices which entail various exam rooms, patient treatment rooms, a staff lunchroom, washrooms, and a nursing station

### Interior Finishes:

Involves typical materials including laminate and carpet flooring, painted drywall interior walls, and suspended T-bar ceilings with recessed fluorescent lighting throughout

### Mechanical Systems:

#### Heating/Air Conditioning:

Roof mounted HVAC

#### Domestic Hot Water:

Gas fired 30 US gallon hot water tank

#### Electrical Service:

Single-phase, 200 Amp electrical system in each unit which is more than adequate for the intended use. Separately metered for each unit

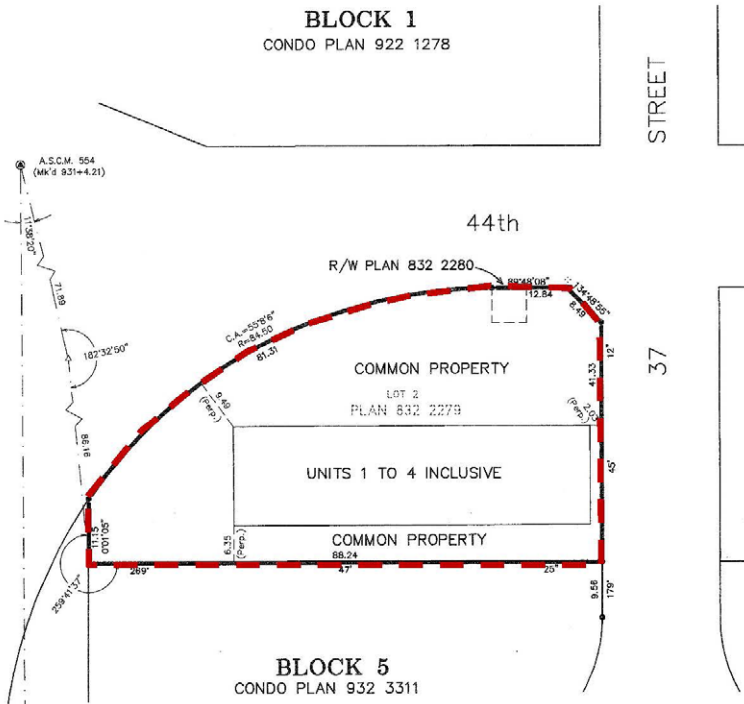
#### Plumbing Service:

Plumbing to each medical office, adequate for intended use

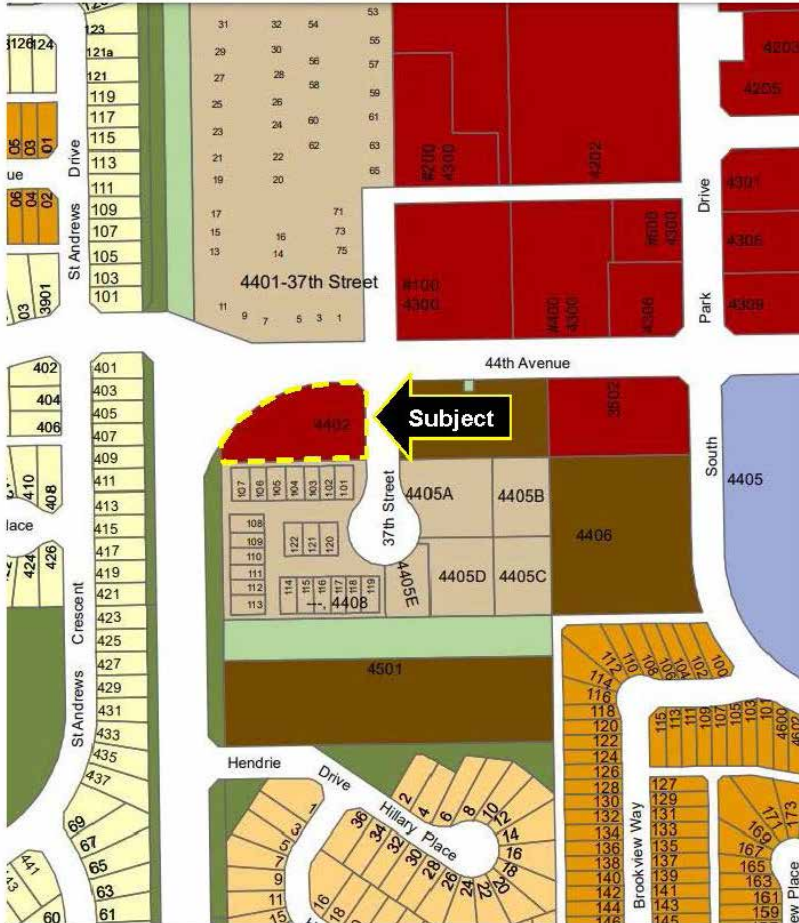
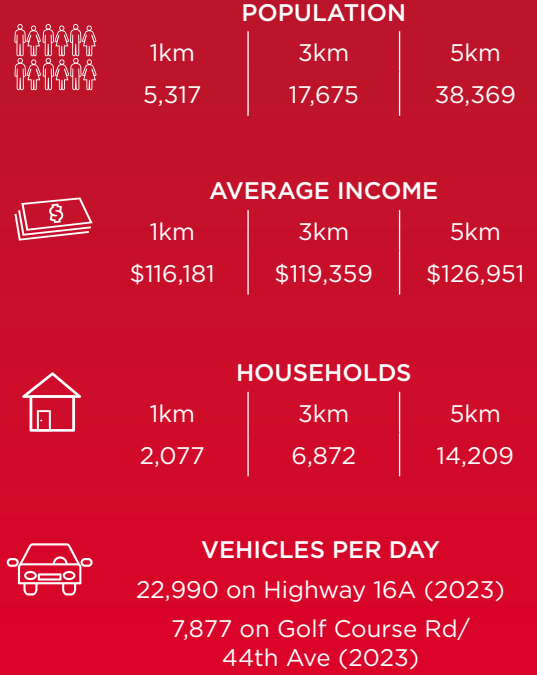
#### Parking:

Approximately 45 paved parking stalls or 4.37 stalls per 1,000 square feet of leasable area, considered adequate for the complex

# SITE PLANS



# DEMOGRAPHICS



## Residential Districts

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R3 – Manufactured Home Residential District
- R4 – Mixed Form Residential District

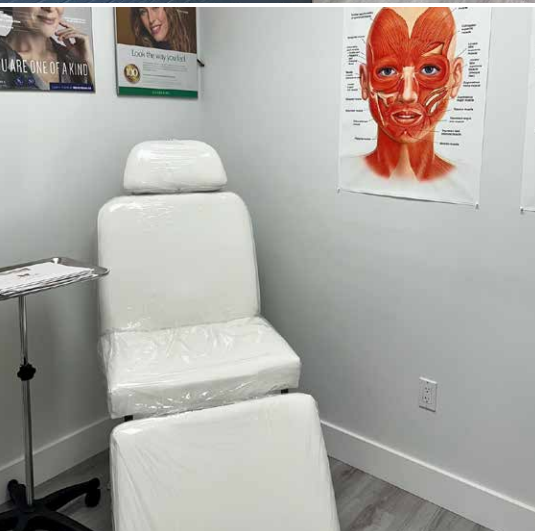
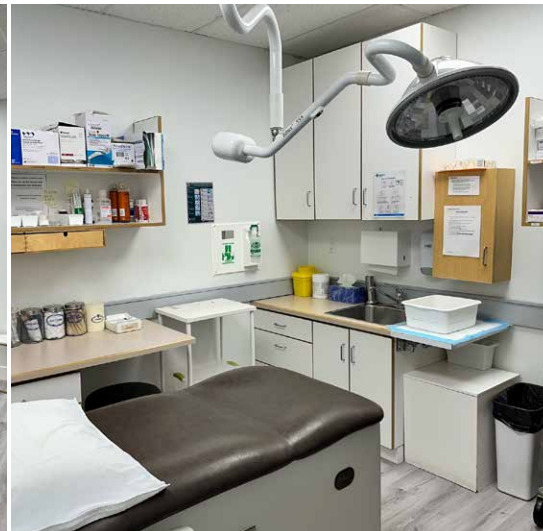
## Employment Districts

- C1 – Local Commercial District
- C2 – General Commercial District
- C3 – Central Mixed Use District
- M1 – Business Industrial District

## Other Land Use Districts

- P1 – Parks District
- P2 – Community Services District
- P3 – Utility District
- FD – Future Development District

# PROPERTY PHOTOS



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