

FOR SALE/LEASE

16,162 SF
CLASS A FREESTANDING OFFICE
INDUSTRIAL BUILDING

9114 34A Avenue NW, Edmonton, AB



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

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PROPERTY HIGHLIGHTS

- Rare freestanding office building & yard.
- Separate nicely developed second floor access.
- Fully paved site.
- 44 on-site paved parking stalls.
- Vendor will consider the sale of furniture.



PROPERTY DETAILS

MUNICIPAL ADDRESS

9114 34a Avenue NW

ZONING

IB - Industrial Business

NEIGHBOURHOOD

Strathcona Industrial

BUILDING SIZE

6,166 SF 2nd Floor Office
6,246 SF Main Floor Office
3,750 SF Warehouse**

16,162 SF Total Area

BUILT

1989; extensively renovated 2019

PROPERTY TAXES

\$55,641.40 (2023)

PARKING AREA

44 parking stalls

DESCRIPTION

Standalone Suburban Office Building

SITE SIZE

0.80 Acres

POWER

400 Amp, 120-208 Volt, 3-Phase

HEATING

11 Rooftop Heat/Cool Units

LIGHTING

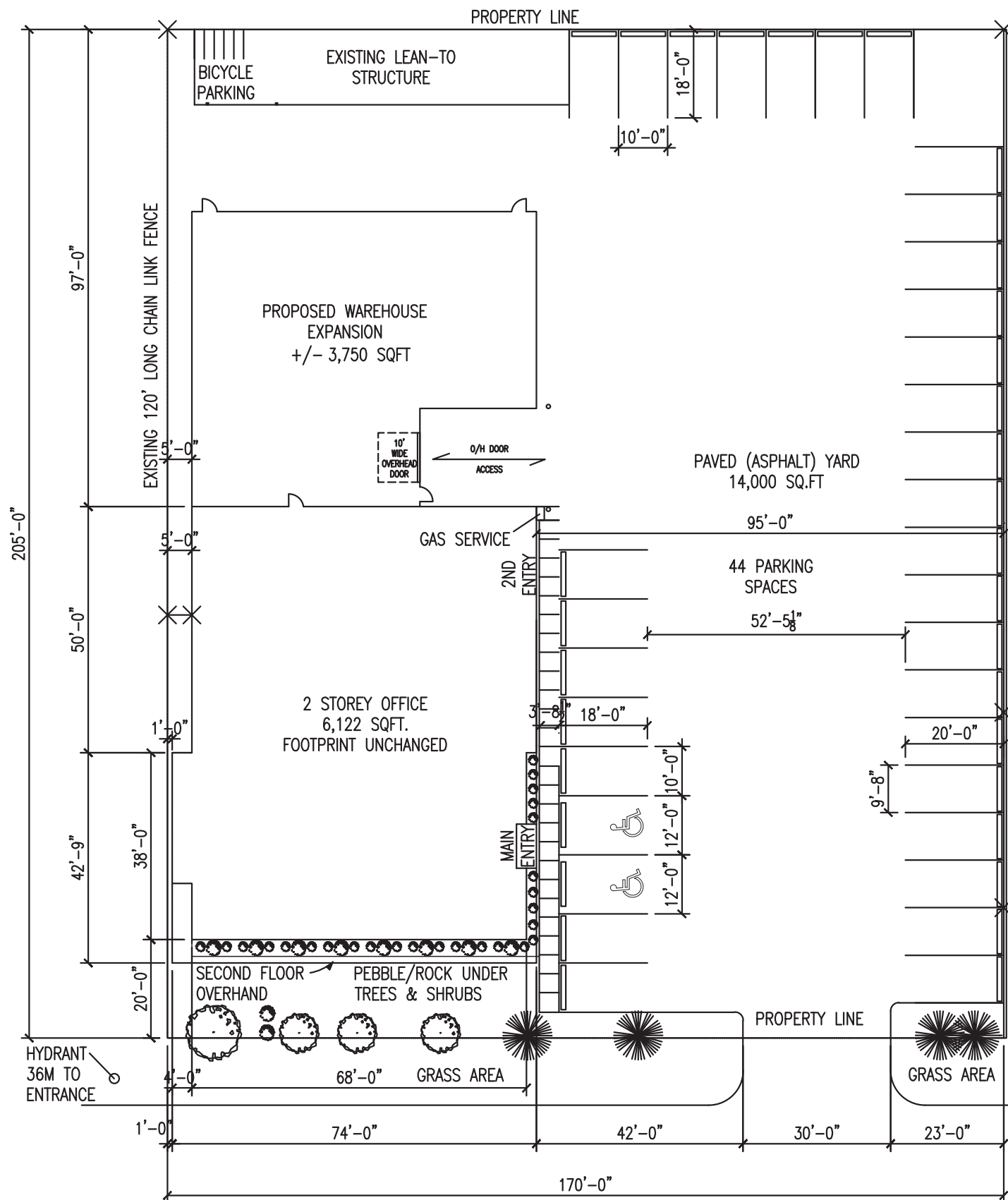
LED Throughout

PRICING WITH OPTIONAL FUTURE ADDITION

\$4,200,000
(\$260.00 PER SF)

Final square footage and sale price to be confirmed by the Vendor and is subject to change until negotiated

SITE PLAN



RENDERINGS

EXISTING BUILDING PLUS ADDITION OF WAREHOUSE



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