

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!

11111

FILLMORE

Richard Knibbs B.COMM Senior Associate 780 554 5282 richard.knibbs@cwedm.com Patrick Livingston Senior Associate 780 917 8335 patrick.livingston@cwedm.com

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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.



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

35 AVENUE NW

34A AVENUE NW

SITE SIZE 0.80 Acres

34 AVENUE NW

POWER 400 Amp, 120-208 Volt, 3-Phase

HEATING 11 Rooftop Heat/Cool Units

LIGHTING LED Throughout

PRICING WITH OPTIONAL FUTURE ADDITION

STREET NW

6

≥ Z

STREET

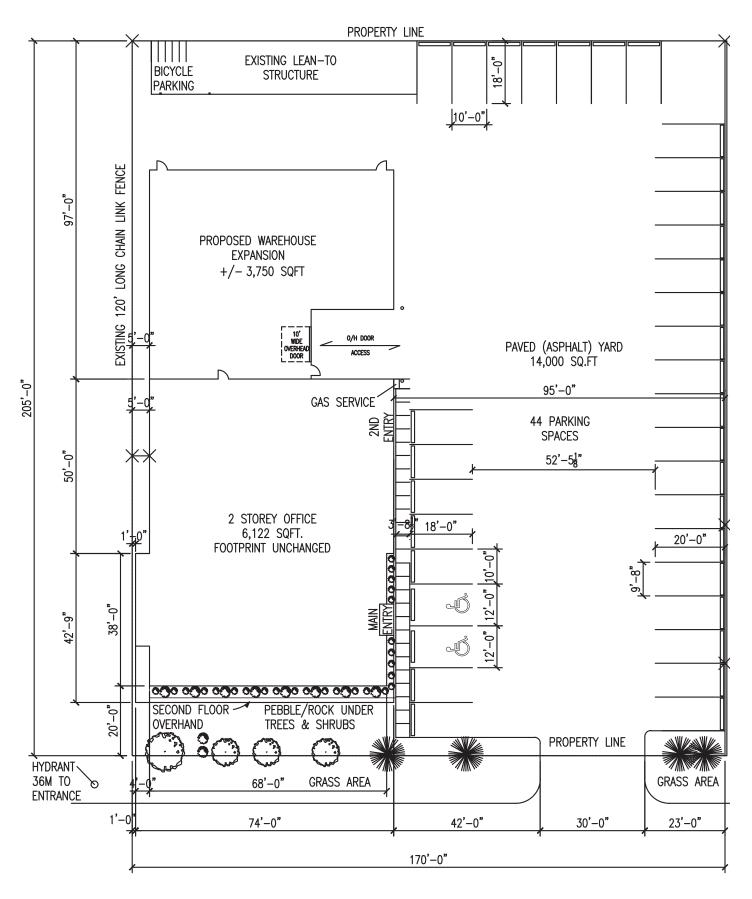
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(\$260.00 PER SF) *Final square footage and sale price to be confirmed by the vendor and is subject to channe until negotiated*

\$4,200,000

SITE PLAN





RENDERINGS

EXISTING BUILDING PLUS ADDITION OF WAREHOUSE





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