

FOR SALE

KIMBERLEY CENTRE

2355 90B Street,
Edmonton, AB

16,464 SF Office Building
in Summerside

**ATTRACTIVE OWNER/USER
INVESTMENT OPPORTUNITY**

LONG TERM INCOME IN PLACE

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PROPERTY HIGHLIGHTS

- Excellent Summerside location providing easy access to major arterial routes including 91st, Parsons Rd., Anthony Henday Dr., Highway 2, and Gateway Blvd.
- Conveniently located near a variety of restaurant and retail amenities
- Ideal owner/user building with well developed and high-end office improvements
- Benefit from excellent, stable income generated by long-term tenant
- Includes on-site gym facilities and a second-floor balcony for added comfort and appeal
- Features a fully fenced and paved yard for added security and convenience
- Enjoy a serene backdrop as the property is adjacent to a green belt and picturesque water feature with a paved trail system

PROPERTY DETAILS

MUNICIPAL ADDRESS

2355 90B Street, Edmonton, AB

LEGAL DESCRIPTION

Plan 1125456, Block 42, Lot 42

ZONING

Ellerslie Industrial Business Zone (EIB)

NEIGHBOURHOOD

Summerside

AVAILABLE AREA

16,464 SF

BUILT

2017

PROPERTY TAX

\$101,402.62 (2024)

PARKING AREA

4 stalls/1,000 SF

DESCRIPTION

- Two story, income producing office building

LOT

44,746 SF

AVAILABLE AREAS

7,228 SF - Long term tenant in place
1,326 SF - Short term tenant in place
7,910 SF - Vacant

Total - 16,464 SF

SIGNAGE

Building and pylon available

PARKING

67 surface stalls

OPPORTUNITY

SALE PRICE

\$5,350,800.00
(\$325.00 PER SF)

AERIAL



PROPERTY PHOTOS



FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



**CUSHMAN &
WAKEFIELD**
Edmonton

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