



FOR SALE

**PROFESSIONAL
OWNER-USER
OLIVER BUILDING**

FIXTURED MEDICAL CLINIC

\$960,000

9937 113 Street NW,
Edmonton, AB

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CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- Located off busy 100 Avenue in one of Edmonton's most dense neighbourhoods
- Minutes from Government Centre, Downtown, University of Alberta and MacEwan University
- Building was substantially renovated (2000)
- Character building utilized as a Family Medical Clinic, for over 25 years
- Demised to create two spaces that can operate as two independent businesses
- Ample free parking at rear of building and street front
- Handicap access ramp



PROPERTY DETAILS

Municipal Address: 9937 - 113 Street NW,
Edmonton, AB

Legal Description: Plan (B)
Block Twleve (12)
Lot Forty-Two (42)

Zoning: DC1

Building Size: +/- 1,900 SF

Year Built: 1916

Property Taxes: \$9,817.85 (2024)

**Property Tax
Assessment:** \$363,000

Parking Area: At rear - up to 8 stalls

Lot Area: Rectangluar

Lot Size: +/- 7,482 SF

Utilities: Municipal Services

Additional Details: Two storey wood frame construction. Demised into front reception, multiple (8) examination rooms/ offices & washroom on the main floor. Second floor area, provides a separate exterior entrance, has two (2) large offices, full bathroom, kitchen and lounge area. Basement area includes bathroom and ample storage area (not included in gross).



DEMOGRAPHICS



POPULATION

1km	3km	5km
21,722	97,525	213,628



AVERAGE INCOME

1km	3km	5km
\$98,759	\$100,955	\$110,873



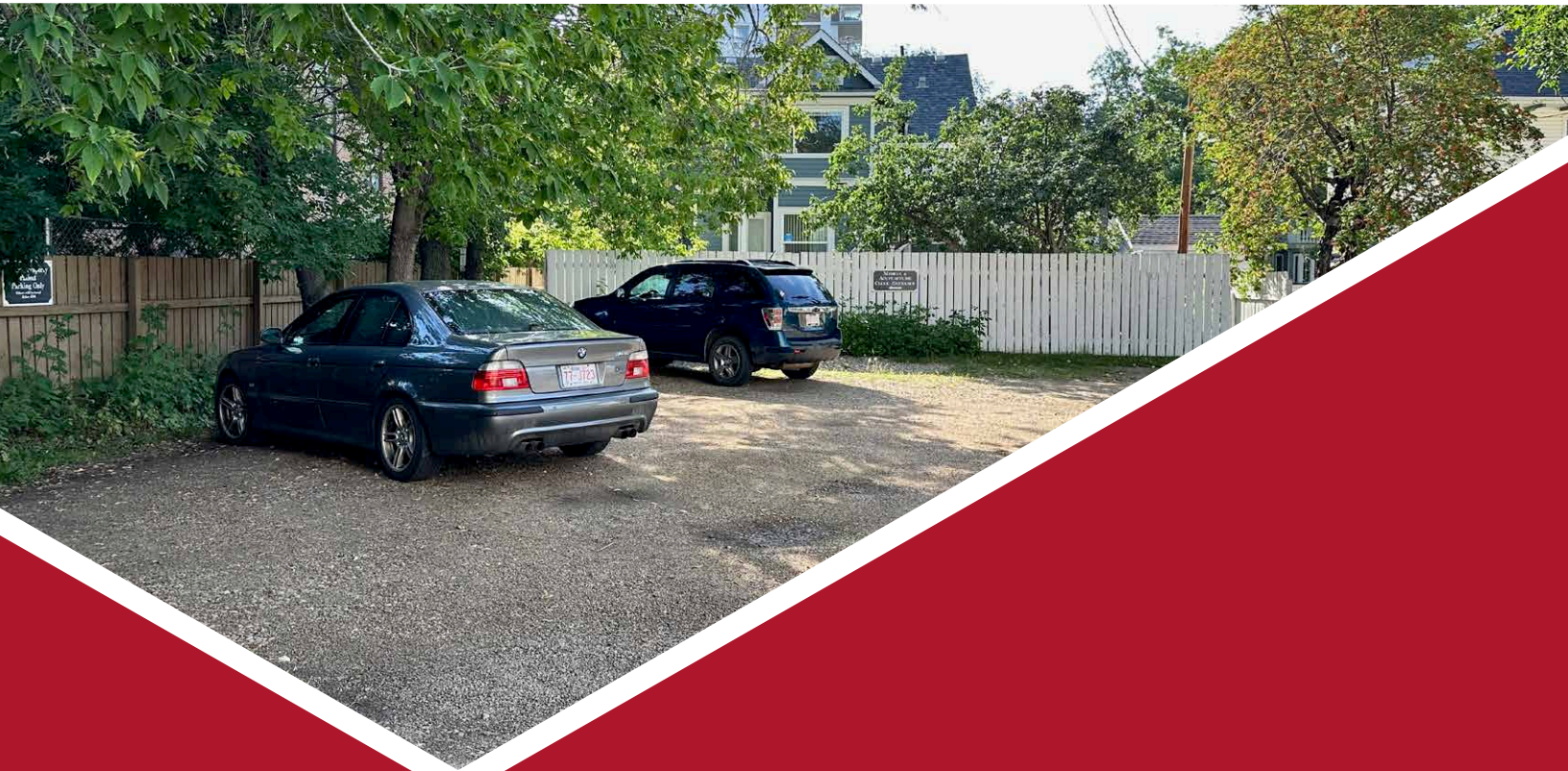
HOUSEHOLDS

1km	3km	5km
13,093	53,313	103,361



VEHICLES PER DAY

10,900 on 100 Avenue
34,900 on 109 Street



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