

# FOR SALE

## FREESTANDING OFFICE/RETAIL BUILDING

# CENTURY 21.

Smart Realty



**PRICE :**  
**\$5,300,000**

**3470 93 Street NW | EDMONTON, AB | OFFICE/RETAIL**

### PROPERTY HIGHLIGHTS

- Approximately **GFA 26,064 SF±** freestanding office/retail building for sale on 1.09 Acres.  
GFA Main Level : 13,062 SF  
GFA Second Level : 13,002 SF
- Current build out consists of 6 retail units on the main floor and 12 offices on the upper floor.
- Parking : 25 Front parking stalls with additional 25± parking to the west of the building.

### Age / Condition

- Chronological age : 31 years (built in 1991, per municipality).
- Effective age : 25 years (upgraded).
- Economic life : 60 years.
- Remaining economic life : 35 years (with upkeep)

**VIKAAS K KWATRA**

Broker / Owner

780-450-8899

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CENTURY 21 SMART REALTY  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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THE DETAILS PROVIDED ARE THOUGHT TO BE ACCURATE BUT ARE NOT GUARANTEED AND DO NOT CONSTITUTE PART OF ANY FUTURE AGREEMENT. THIS OFFER IS SUBJECT TO MODIFICATION OR CANCELLATION WITHOUT PRIOR NOTICE.

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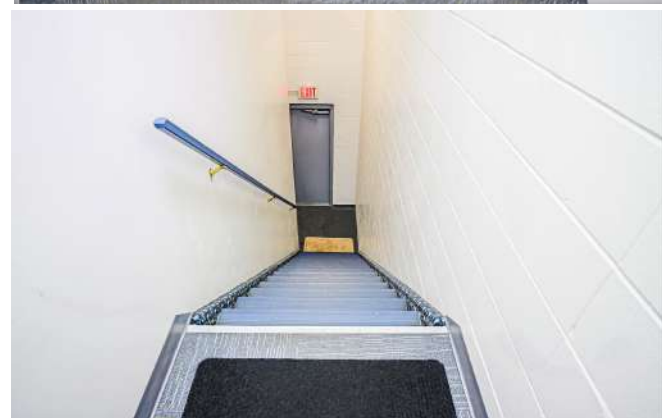
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## ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	3470 93 Street NW , Edmonton , AB
ZONING	CB2
YEAR BUILT NET	1991
MAINTENANCE	\$24,763 (2024)
PROPERTY TAXES	\$77,236 (2024)
INSURANCE	\$11,780
UTILITIES	\$15,215
OPERATING COSTS	\$6.61 / RENTABLE SF/annum (2024 estimate) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power
ROI	Approx. CAP 7.00%

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**Exterior Envelope:** Painted concrete block, recently repainted.

**Roof:** Tar and gravel.

**Main Floor:** Six bays, each leased to different tenants.

**Second Level:** Smaller office bays accessed via three front and two rear stairwells, with a common hallway and shared bathrooms.

**Floors:** Mix of laminate, carpet, ceramic, and industrial tile.

**Walls:** Painted drywall and concrete block.

**Ceiling:** Suspended acoustic tiles.

**Lighting:** Fluorescent, pot lighting, and custom fixtures, varying by bay.

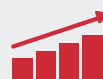
**HVAC:** Serviced by rooftop units.

**Electrical:** 3-phase system with 16 meters, separate gas metering for tenants.

**Plumbing:** PVC, copper, ABS lines, single water meter, tenant-owned hot water tanks.



9,177 VPD  
34 AVENUE



3.0 %  
ANNUAL GROWTH 2023 - 2033



Overall, Edmonton's retail market kicked off the year strong, with 201,360 sq. ft. of positive net absorption which was the result of strong leasing activity. New tenants in the marketplace, such as boutique and niche food and beverage concepts continue to pop up across the city.

5 MINUTE DRIVE TO  
WHITEMUD DRIVE



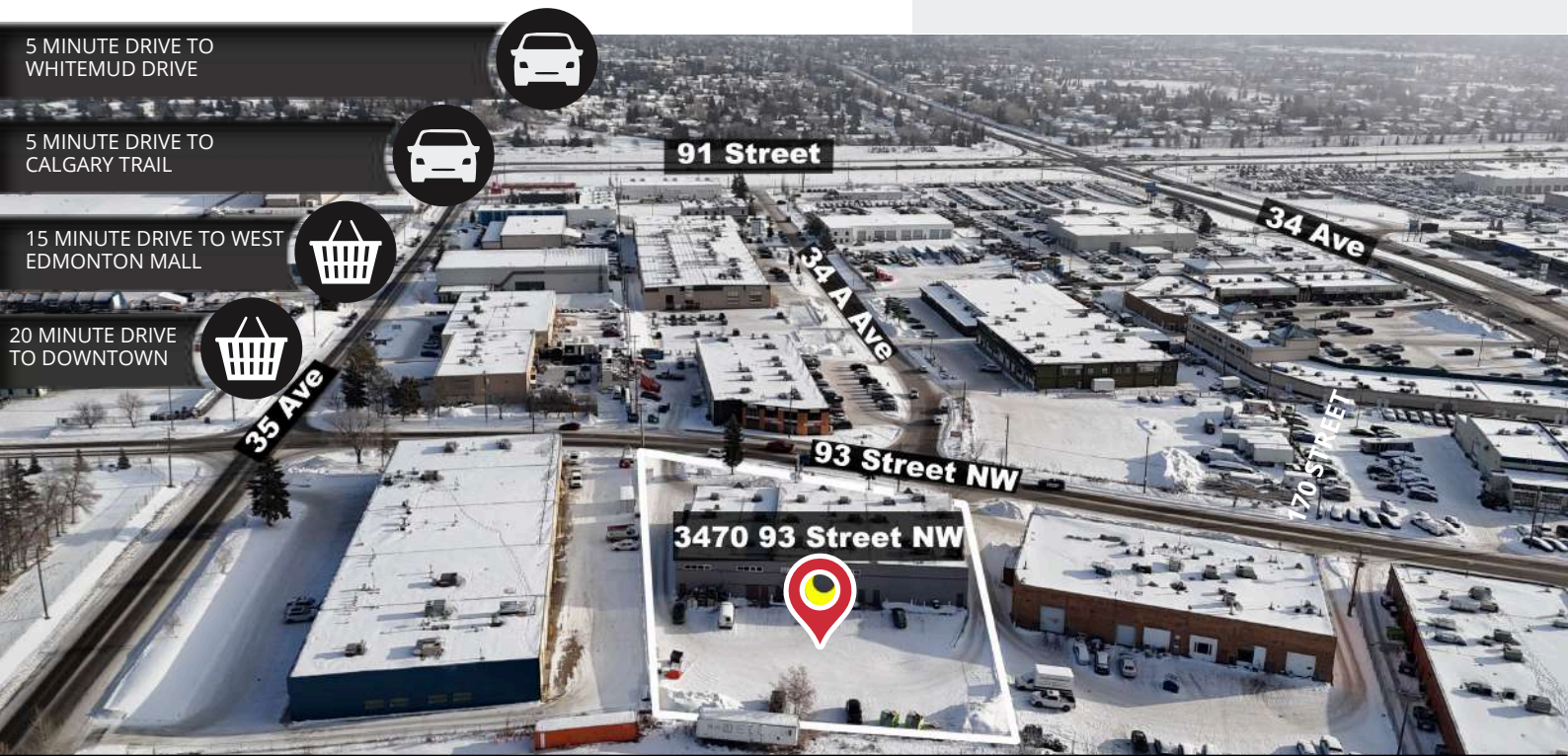
5 MINUTE DRIVE TO  
CALGARY TRAIL



15 MINUTE DRIVE TO WEST  
EDMONTON MALL



20 MINUTE DRIVE  
TO DOWNTOWN



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