

FOR SALE

# 2,666 SF Office Condo

1289 - 91 Street SW, Edmonton, AB



**Karnie Vertz**  
Principal  
+1 780 938 7551  
[karnie.vertz@avisonyoung.com](mailto:karnie.vertz@avisonyoung.com)

**Hillary Williams**  
Senior Associate  
+1 780 993 3125  
[hillary.williams@avisonyoung.com](mailto:hillary.williams@avisonyoung.com)

**AVISON  
YOUNG**



**For Sale**

1289 - 91 Street SW, Edmonton, AB



### Property description

Discover the perfect office space located within the amenity rich Summerside. This professionally developed office condo offers 2,666 square feet of premium workspace. With 10 reserved surface parking stalls and close proximity to major arterials, convenience is at your doorstep. Enjoy the added benefit of being near multiple retail and shopping centers.

### Offering summary

Area Available:	2,666 SF
Zoning:	Ellerslie Industrial Business (EIB)
Parking:	10 reserved surface stalls
Condo Fees:	\$12,017.78 (per year)
Property Taxes:	\$16,486.50 (2024)
<b>Sale Price:</b>	<b>\$685,000 (\$256.94 PSF)</b>



Ideally located with easy access to major arterials including Anthony Henday Drive and Highway 11



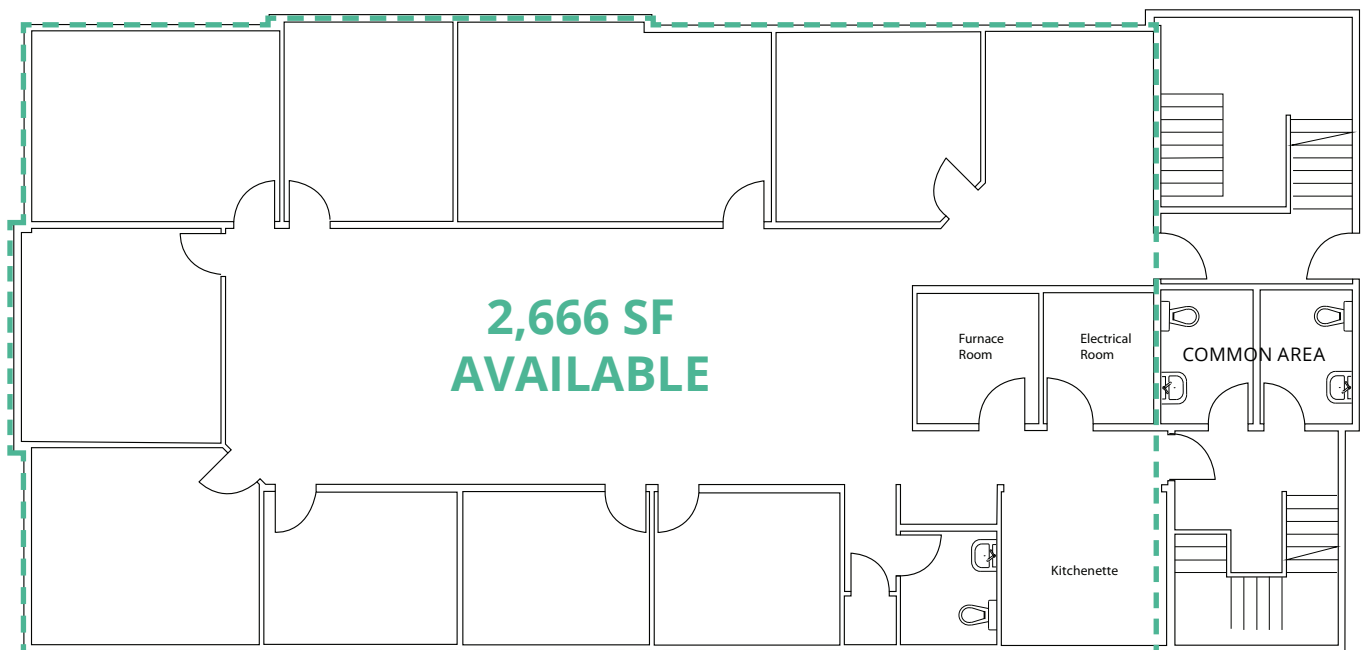
Minutes to nearby restaurants and coffee shops



High quality professional office furniture available



On-site visitor parking

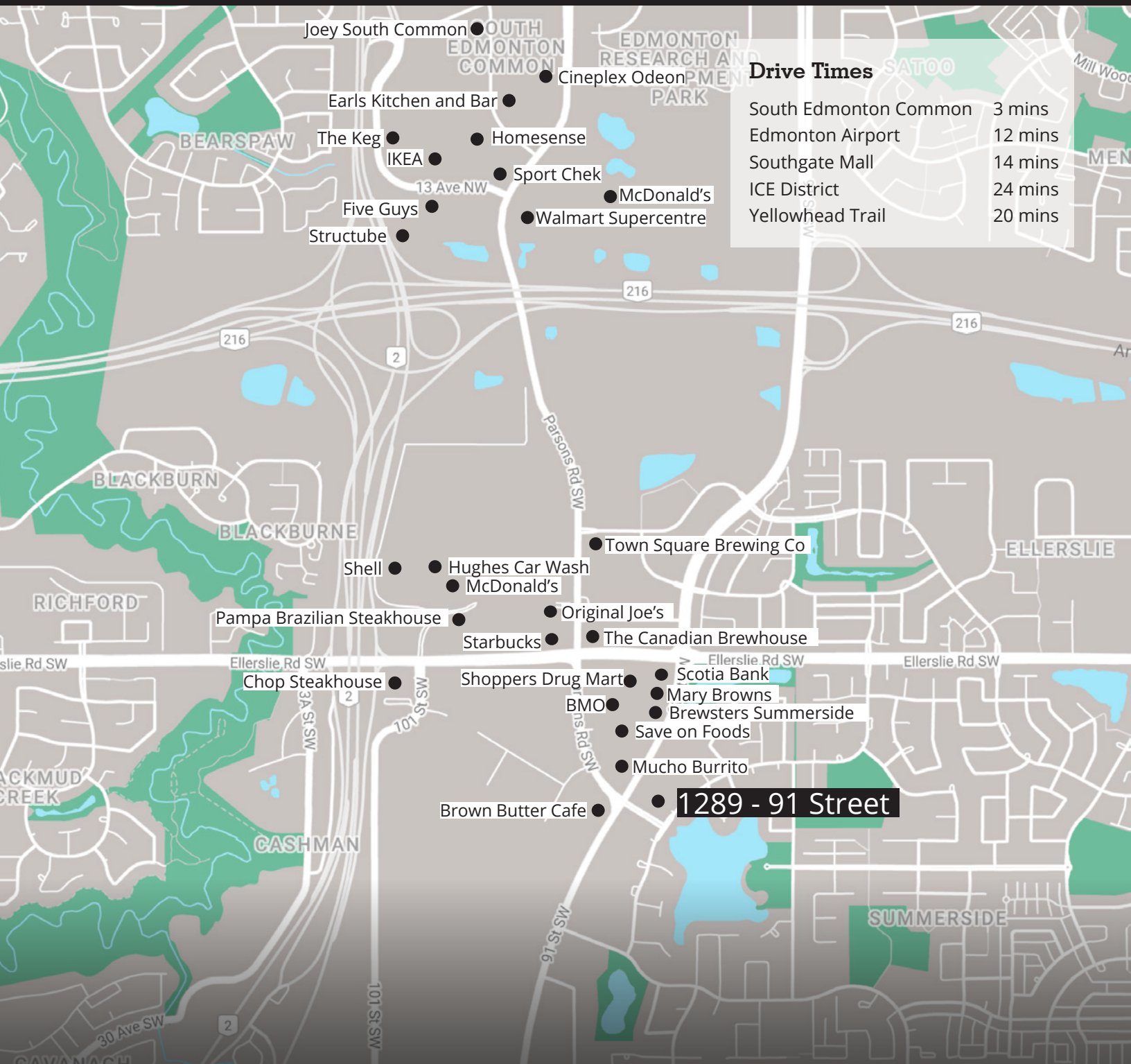


FLOOR PLAN



For Sale

1289 - 91 Street SW, Edmonton, AB



#### Drive Times

South Edmonton Common	3 mins
Edmonton Airport	12 mins
Southgate Mall	14 mins
ICE District	24 mins
Yellowhead Trail	20 mins

**Karnie Vertz**

Principal

+1 780 938 7551

karnie.vertz@avisonyoung.com

**Hillary Williams**

Senior Associate

+1 780 993 3125

hillary.williams@avisonyoung.com

**AVISON  
YOUNG**