

FOR SALE

±4,881 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#303, 9811 34 Avenue, Edmonton, AB

OWNER-USER OFFICE IN PARSONS INDUSTRIAL

Property Highlights

- Functional and flexible office layout with a mix of boardroom and offices
- Excellent front-and-center signage opportunity
- Surrounded by strong, active businesses generating consistent traffic
- 8 on-site parking stalls included. Additional visitor parking conveniently located at the front of the property
- Owner-user opportunity



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

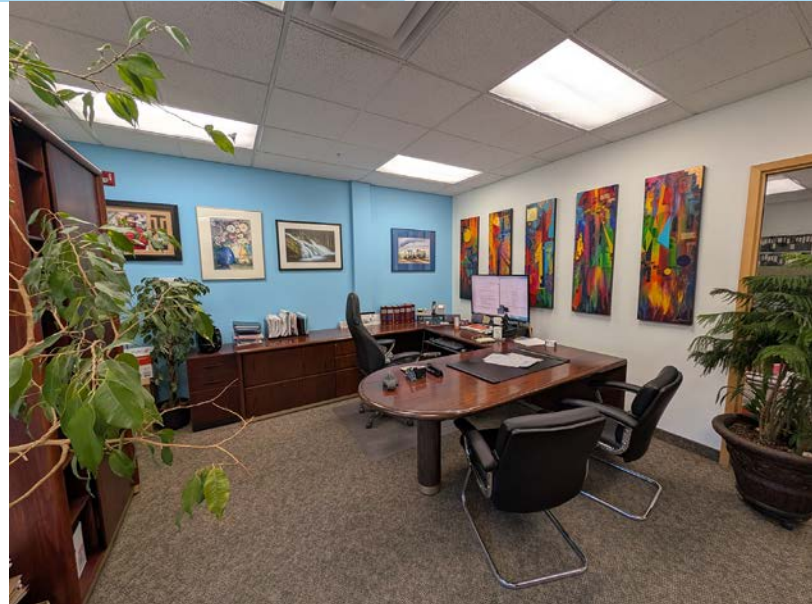


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SIGNAGE OPPORTUNITY



COMPARABLE SALE #1

Address: 9807 34 Avenue
Property Type: Office
Building Size: 4,171 Sq. Ft.
Sale Price: \$1,500,000
Price per SF: \$359.63 PSF
Sale Date: 2022

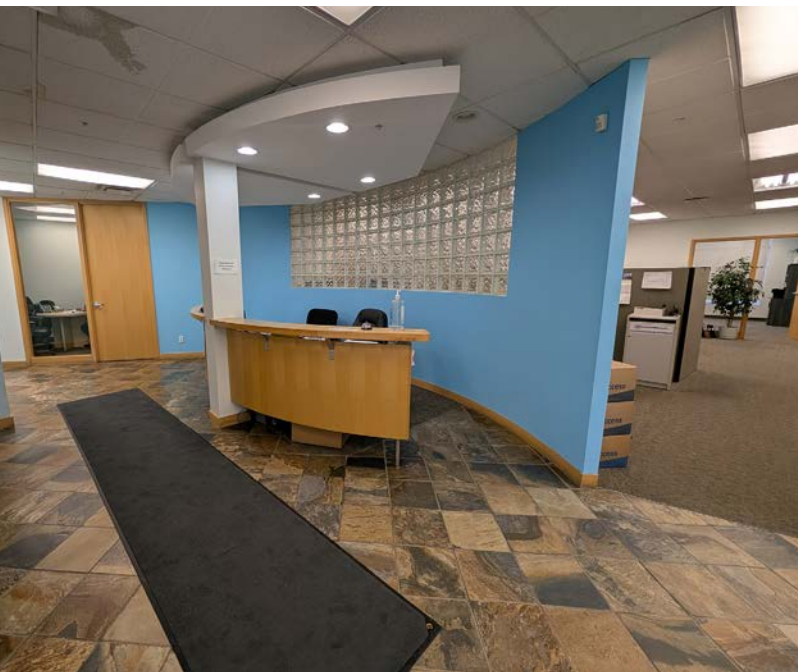
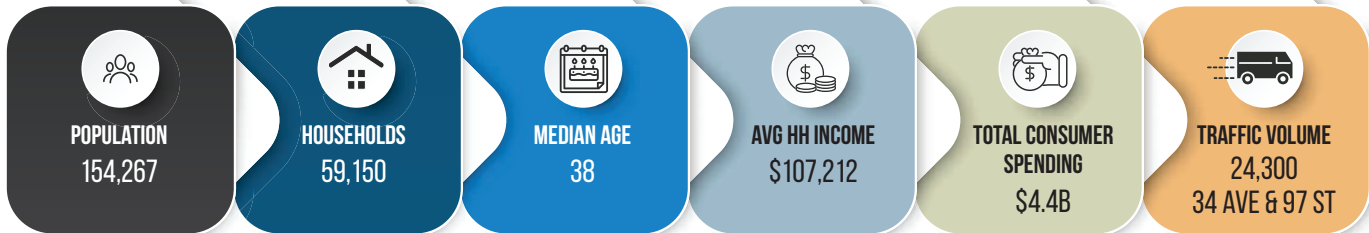
COMPARABLE SALE #2

Address: 9807 34 Avenue
Property Type: Office
Building Size: 3,702 Sq. Ft.
Sale Price: \$1,349,997
Price per SF: \$364.67 PSF
Sale Date: 2021

SUBJECT PROPERTY - FAVORABLY PRICED RELATIVE TO COMPARABLE SALES

Address: #303 9811 34 Avenue
Property Type: Office
Building Size: 4,881 Sq. Ft.
Sale Price: \$1,610,730.00
Price per SF: \$330.00 PSF

Demographics within 5KM



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Property Information

Municipal Address: #303, 9811 34 Avenue, Edmonton, AB

Legal Address: Unit 12, Plan O125954

Size: 4,881 Sq. Ft. (+/-)

Zoning: BE (Business Employment)

Parking: 8 Designated surface parking
Visitor surface parking

Passenger Elevators: 2

Possession: Immediate/negotiable

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Purchase Price: \$1,610,730.00

Taxes: \$7.42/Sq. Ft.

Condo Fee: \$1,976.69/Month

Contact

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