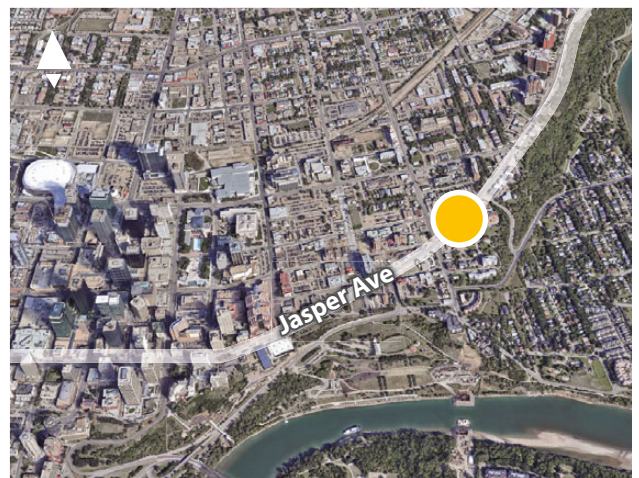




# GROTSKI & HOSTYN LAW OFFICE FOR SALE

Louie Pointe Building  
9340 Jasper Avenue, Edmonton



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray McKay**, VICE PRESIDENT

C: **780-940-2100**

O: **780-463-3332**

[mmckay@barclaystreet.com](mailto:mmckay@barclaystreet.com)



LOCAL EXPERTISE MATTERS



CELEBRATING

**50** YEARS

1973-2023



- » Close proximity to the new LRT, Five Corners Condo Tower, Hilton Hotel, Rogers Arena.
- » High-traffic location and prominent Jasper Ave visibility
- » Designated energized parking.
- » Additional 1,620 sf finished basement.



## PROPERTY INFORMATION

ADDRESS: 9340 Jasper Ave., Edmonton

LEGAL: Condominium Plan 0626443;  
Units 1-4 and 16 inclusive

ZONING: DC1 (19550)

AVAILABLE FOR SALE:

3,000 sf – Main floor 4 units

790 sf – Penthouse suite #304 (rented)

TOTAL: 3,790 sf

PARKING:

- » 6 designated stalls

COMMENTS:

- » Highly improved law office, featuring 6 offices, 2 boardrooms and records storage in fully finished 1,620 sf basement
- » Furniture included.
- » Penthouse showsuite.
- » Financing available.

## FINANCIAL INFORMATION

2024 TAXES:

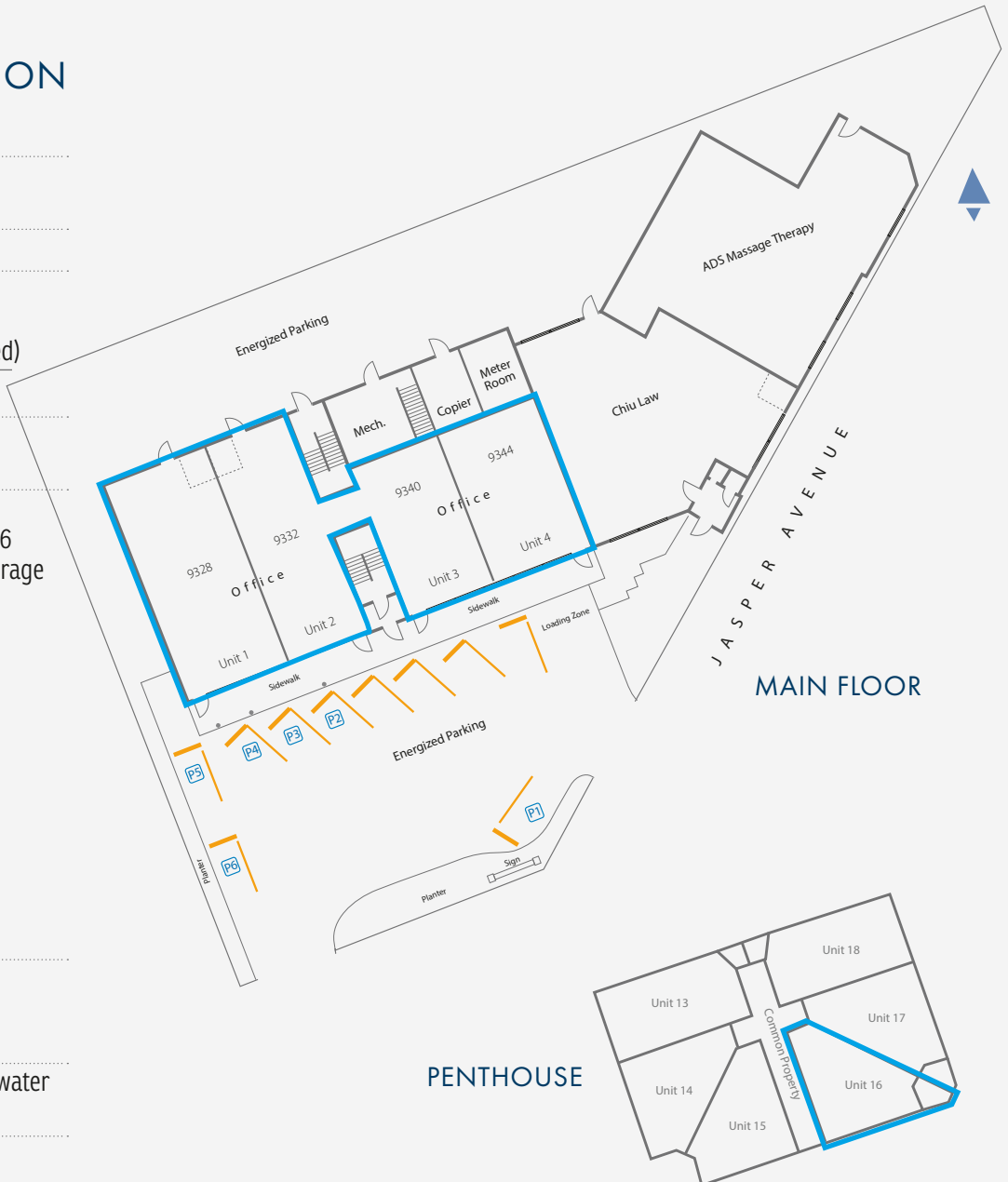
- » \$28,911.52/yr – Main
- » \$1,205/yr – Penthouse

2024 CONDO FEES:

- » \$9,696/yr – Main
- » \$5,424.24/yr – Penthouse

UTILITIES: Separate gas, power meters, water common

SALE PRICE: \$1,375,000







View from Jasper Avenue



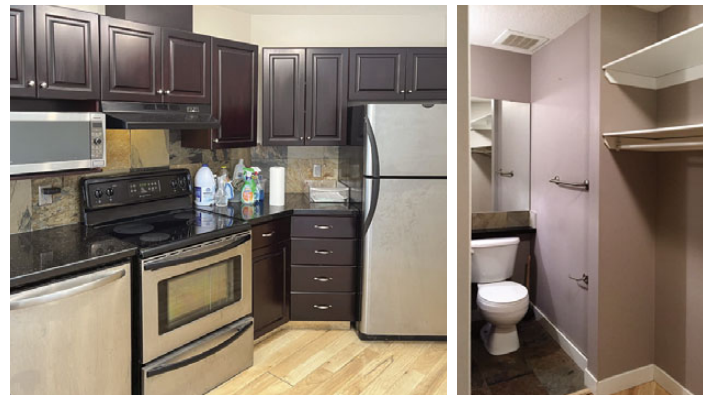
Parking on the back of the property



MAIN FLOOR



PENTHOUSE SUITE



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