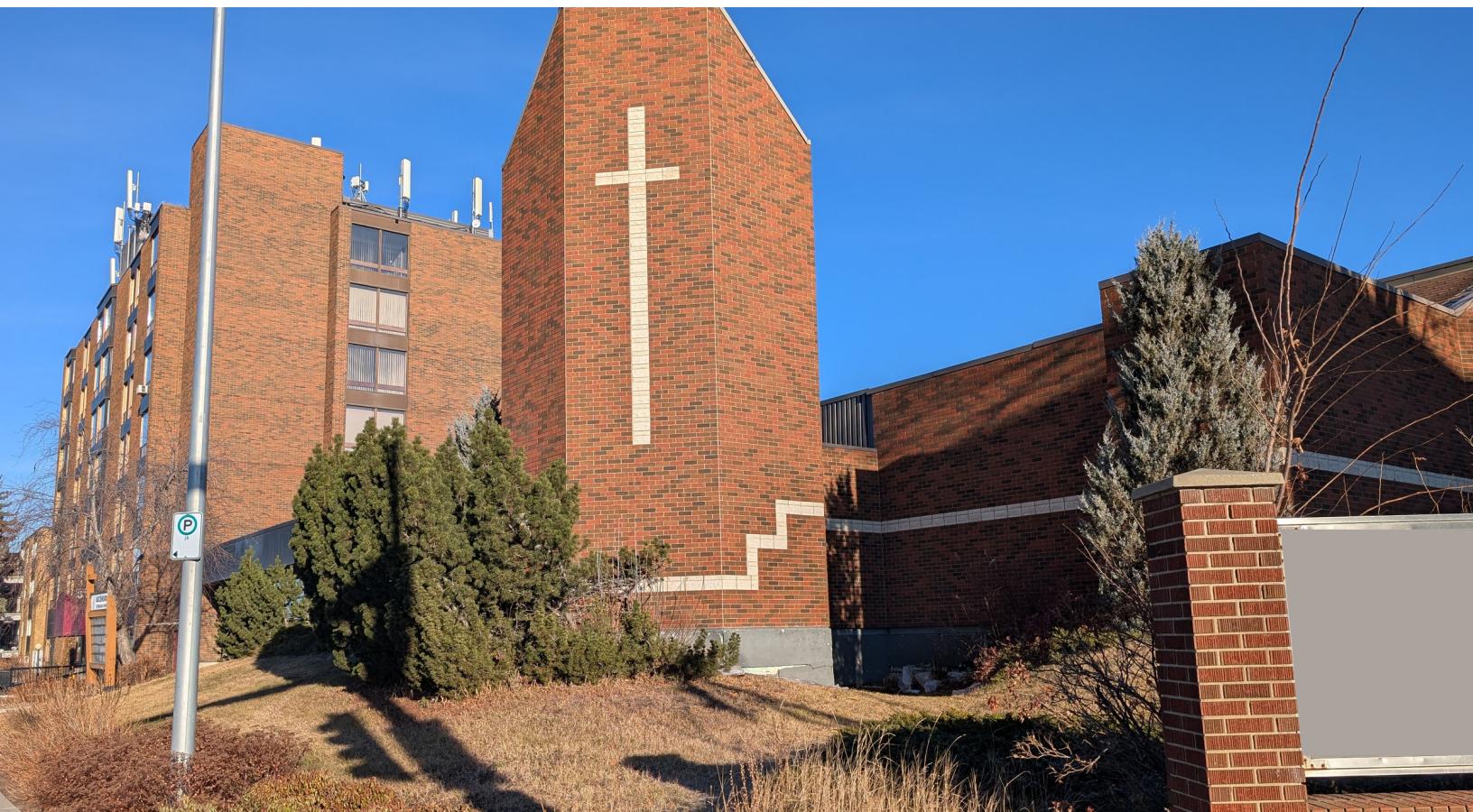


FOR SALE

19,700 SQ FT ± CHURCH SPACE

8405 83 Street NW, Edmonton, AB



HIGHLIGHTS

- 19,700 sq ft ± space
- Fully functional Church
- In close proximity to Bonnie Doon Mall
- Located across the street from an LRT station
- 240 seat sanctuary

MARCUS SCHWABE

Senior Associate

C 780.991.7539

marcus@royalparkrealty.com



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EAST VIEW



SOUTH VIEW



WEST VIEW



PARKING LOT

Property Details & Financials

ADDRESS	8405 83 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 5318KS; Block: 14; Lot: 50
BUILDING TYPE	Religious Assembly
ZONING	RM h16 (Medium Scale Residential)
MAIN FLOOR	12,875 sq ft ±
LOWER LEVEL	6,825 sq ft ±
TOTAL SPACE AVAILABLE	19,700 sq ft ± <small>(measurement estimated)</small>
SITE SIZE	0.53 acres ±
HEATING	4 natural gas furnaces
ELECTRICAL	400 amp / 240 volt
SALE PRICE	\$3,600,000.00
UTILITIES	\$19,000/yr (2025 est)
PROPERTY TAXES	Tax exempt
POSSESSION	Negotiable



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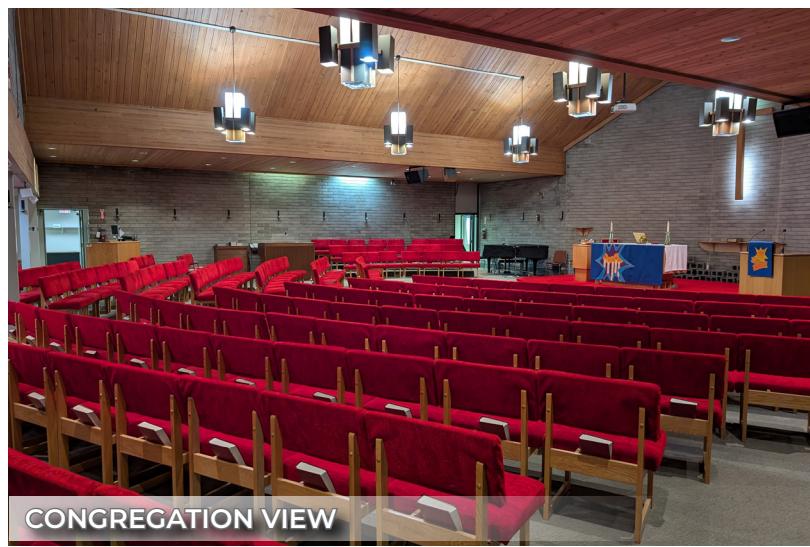
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PROPERTY FEATURES

- ◊ **Fully developed Church space**
 - 240 seat sanctuary main floor
 - Large open space multi-purpose room lower level
 - Large reception / coffee area
 - Numerous offices and classrooms
 - Kitchenette main floor and full kitchen lower level
- ◊ **Close to LRT and Bonnie Doon Mall**
- ◊ **High visibility corner lot**



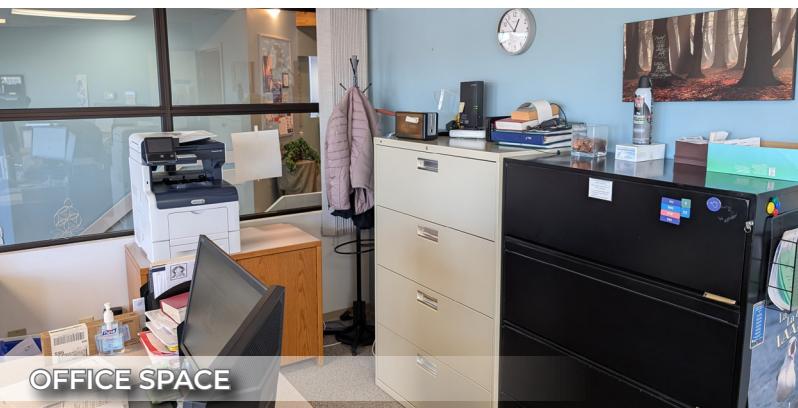
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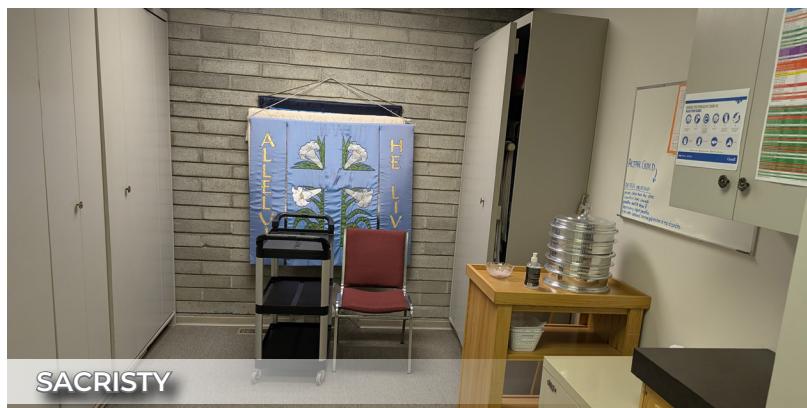
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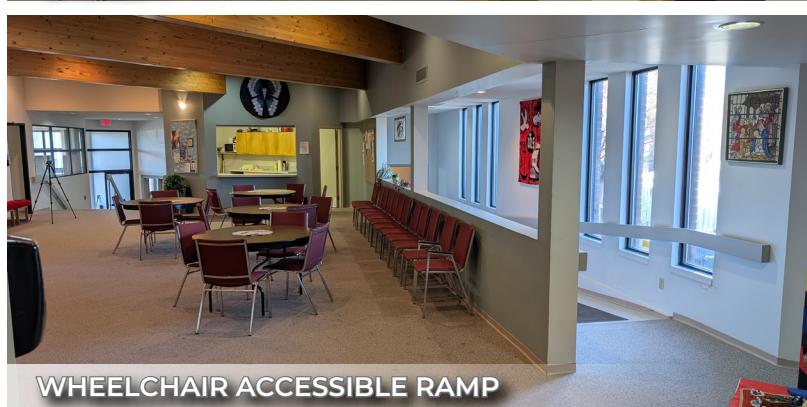
OFFICE SPACE



SACRISTRY



CONGREGATION COAT ROOM



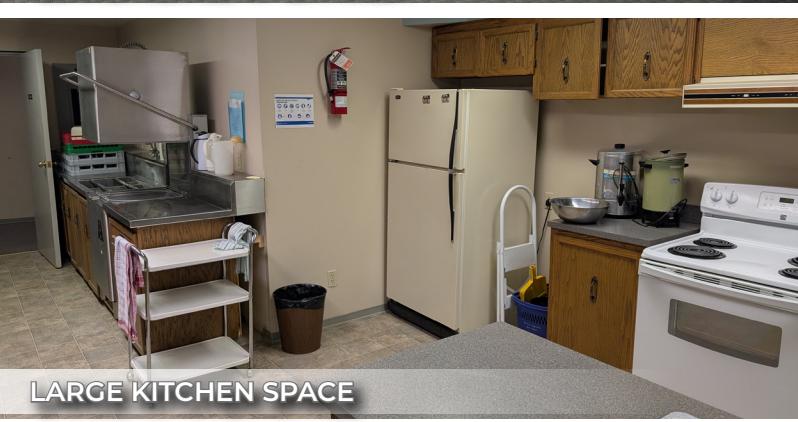
WHEELCHAIR ACCESSIBLE RAMP



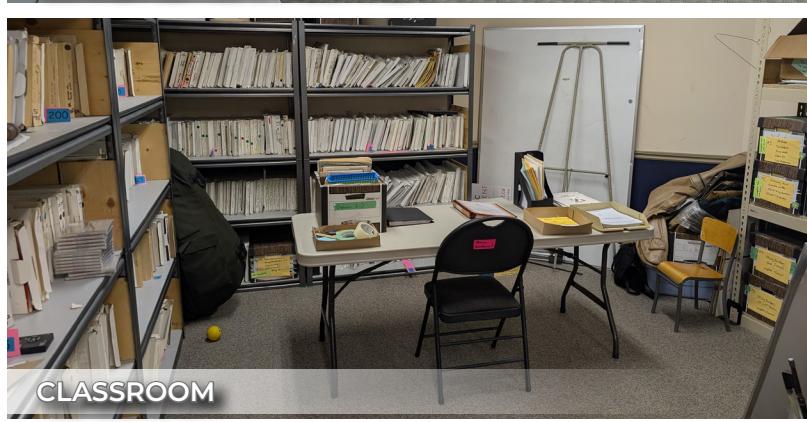
LOWER LEVEL OPEN AREA



LOWER LEVEL STAGE AREA



LARGE KITCHEN SPACE



CLASSROOM



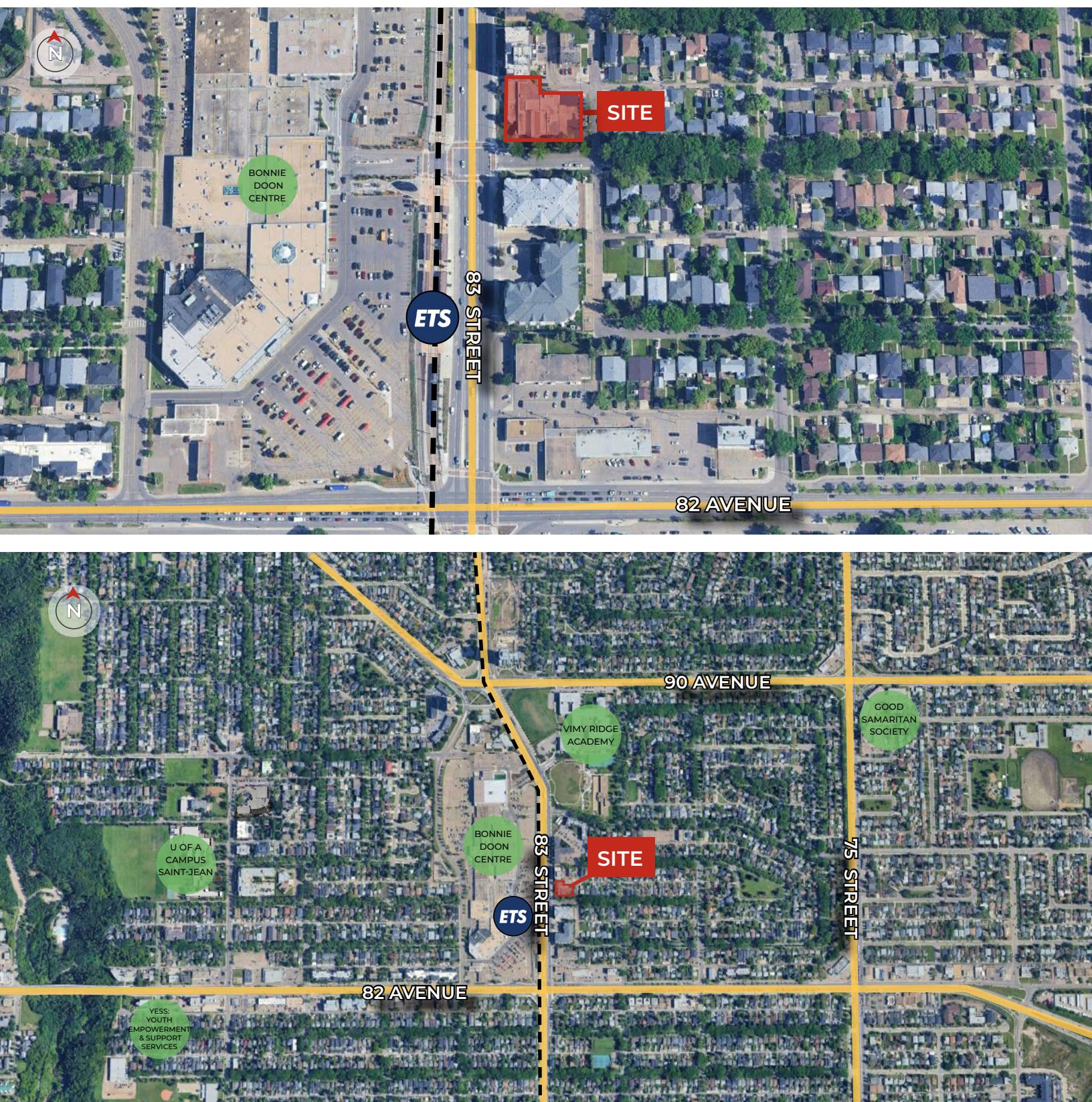
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Property Location | 8405 83 Street NW, Edmonton, AB



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Marcus Schwabe, BSc. BEd, Senior Associate,



C 780.991.7539
marcus@royalparkrealty.com



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.

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