

FOR SALE

NAI Commercial

NORWOOD PROFESSIONAL BUILDING






IDEAL FOR PHARMACY/PROFESSIONAL/MEDICAL

AVAILABLE FOR OWNER/OCCUPIER

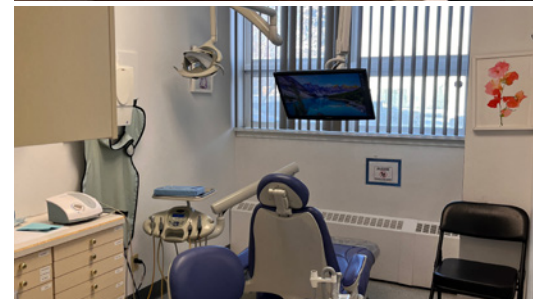


11660 - 95 STREET | EDMONTON, AB | UP TO 6,000 SF

PROPERTY HIGHLIGHTS

-  **Opportunity:** Ideal for pharmacy, professional and medical users to occupy up to 6,000 sq.ft. in a community-centric professional building
-  **Income in place:** Ability to capitalize on stabilized/escalating lease revenue from the established main floor dental office tenant for the next five years
-  **Location:** Corner site with prime frontage directly onto 95th Street and 117 Avenue
-  **Building size:**
Main Floor: 4,826 sq.ft.±
Second Floor: 4,826 sq.ft.±
Total Building Size: 9,654 sq.ft.± (With ability to demise)
-  **Access:** Transit-oriented property with abundant onsite/street parking available

Total Sale Price: \$1,249,000



VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1

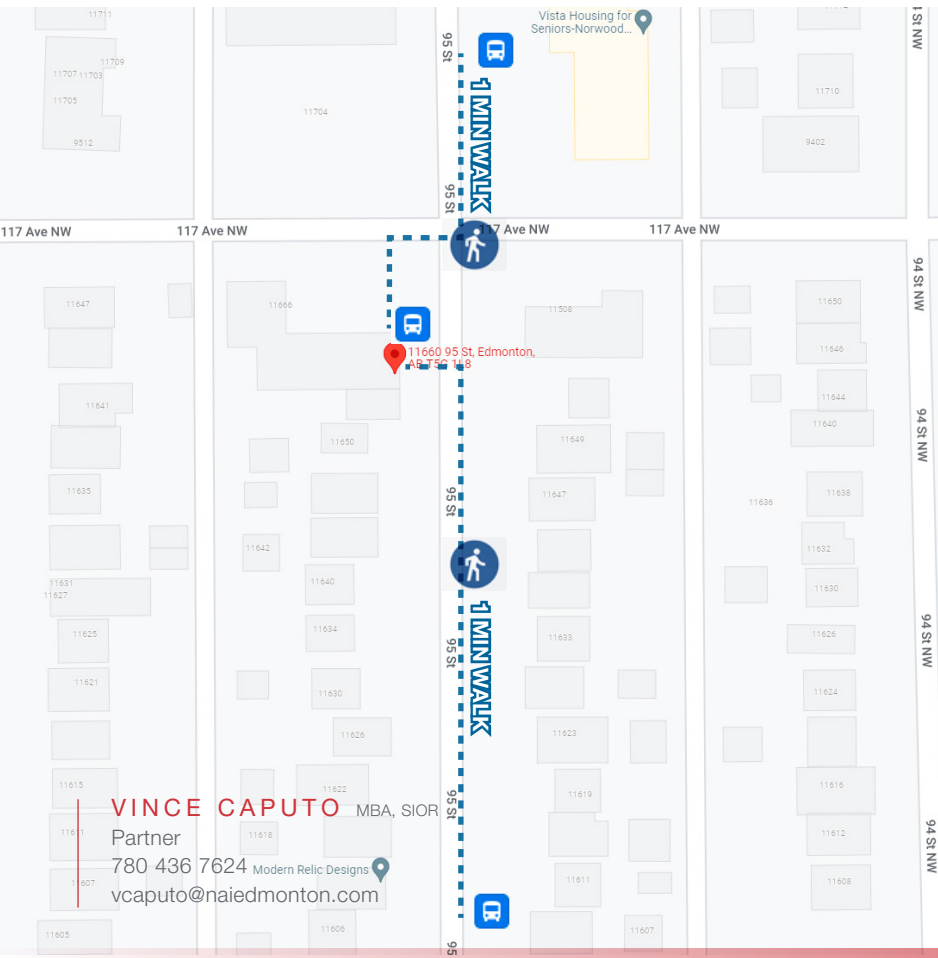
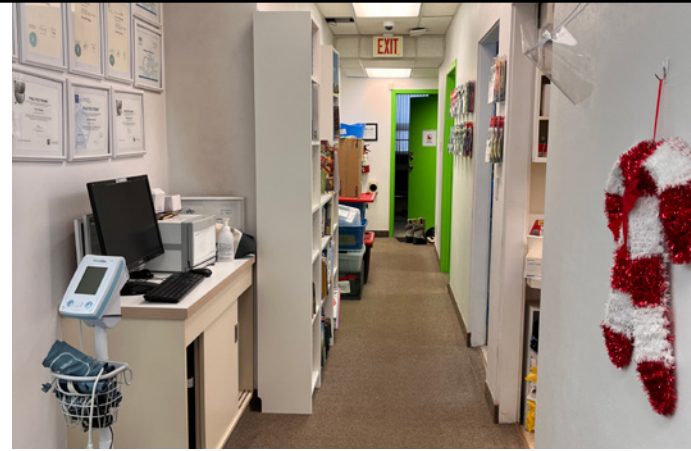


780 436 7410



NAIEDMONTON.COM

LEGAL DESCRIPTION	Lots 16, 17, Pt. 18, Block 21, Plan RN43	
SITE SIZE	8,089 sq.ft.±	
BUILDING SIZE	Main Floor:	4,826 sq.ft.±
	Second Floor:	4,826 sq.ft.±
	Total Building Size:	9,654 sq.ft.±
BONUS SPACE	Subgrade space	1,449 sq.ft.±
SALE PRICE	\$1,249,000	
PROPERTY TAXES	\$29,608.79 (2024)	
KITCHEN	Commercial kitchen	
PARKING	Up to 12 paved surface stalls on site	
SIGNAGE	Fascia	
YEAR BUILT	1957	
ZONING	CB2 (General Business Zone)	
AMENITIES/ IMPROVEMENTS	<ul style="list-style-type: none"> • The building features a security system with CCTV • Video surveillance cameras • Recent property upgrades to HVAC Boiler system and 2nd floor common areas • Air conditioning 	
DENTAL CLINIC EXPIRY	March 31, 2028	



VINCE CAPUTO MBA, SIOR
 Partner
 780 436 7624 Modern Relic Designs
 vcaputo@naiedmonton.com

