

FOR SALE

8808 - 92 STREET NW | EDMONTON, AB



BONNIE DOON | FREESTANDING MEDICAL BUILDING

Excellent opportunity to acquire a well-maintained standalone building in the heart of Bonnie Doon.

KEY FEATURES:

- Fully built-out medical space with reception, waiting area, four exam rooms, two physician offices, a staff room, washrooms, and an open area for clinic expansion or pharmacy use.
- ± 2,185 SF with frontage on 92 Street, offering high exposure to over 4,500 vehicles per day and significant foot traffic.
- Surrounded by a high-density residential neighborhood.
- Walking distance to Campus Saint-Jean (University of Alberta) and nearby schools.
- Neighboring businesses include Foxglove Wellness, The Columbian Coffee & Roastery, La Petite Academy Childcare Centre, Bulgogi House, and Campus Saint-Jean (University of Alberta).
- Convenient access to public transit.

Jewell Hansen, VP
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PROPERTY DETAILS

MUNICIPAL

8808 - 92 Street NW | Edmonton, Alberta

LEGAL

Plan 1266AH, Block 2, Lots 2 & 3

ZONING

MU - Mixed Use Zone ⓘ

NEIGHBOURHOOD

Bonnie Doon

PARKING

Visitor and staff parking at the rear, with street and front drop-off stalls available

SPACE TYPE

Standalone Building

BUILDING SIZE

± 2,185 SF

SITE AREA

± 5,924 SF / ± 0.136 AC

SECURITY

Building alarm system

POSSESSION

Negotiable

FINANCIALS

SALE PRICE

Contact Listing Agent

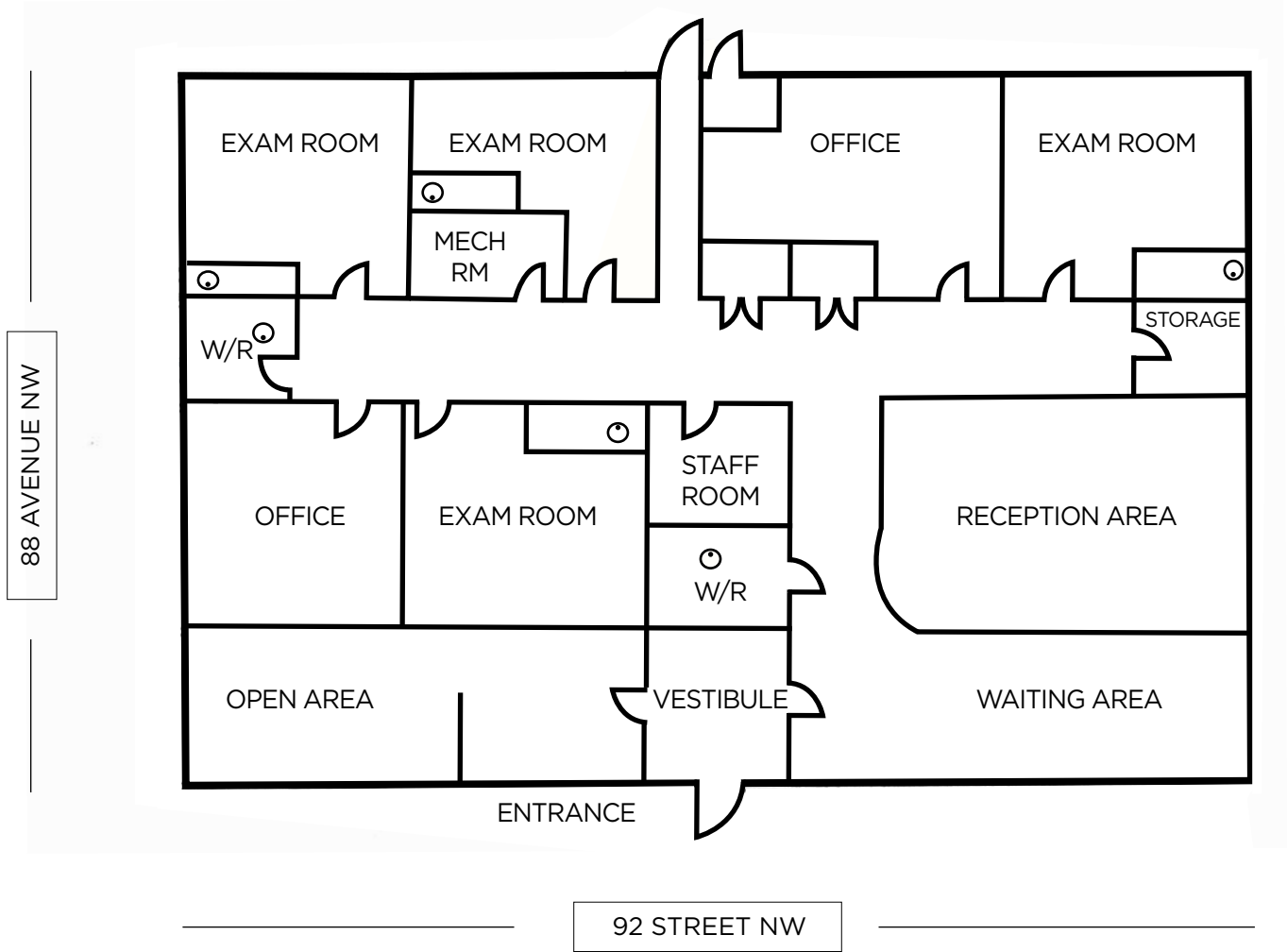
PROPERTY TAXES

\$10,203.60 Per Year (2025)



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FLOOR PLAN



ADDITIONAL INFORMATION

Functional medical office configuration

Furniture and trade fixtures are negotiable in a sale

Private staff entrance at rear of the building

Adjacent businesses include Foxglove Wellness, The Columbian Coffee & Roastery, La Petite Academy Childcare Centre, Bulgogi House. Campus Saint-Jean University of Alberta is 0.4 KM from property for sale.

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NEIGHBOURHOOD
POPULATION
(5 KM | 2024)

180,902



5-YEAR GROWTH
FORECAST
(5 KM | 2024)

2.69%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2024)

\$90,185



TRAFFIC COUNTS
88 AVENUE & 91 STREET
(2018)

3,200



DRIVE TIMES

Wayne Gretzky Drive	5 Minutes
Sherwood Park Freeway	10 Minutes
Anthony Henday	15 Minutes
Edmonton Int'l Airport	25 Minutes

NEARBY AMENITIES

- | | |
|-----------------------|---------------------|
| 1. Starbucks | 7. Canada Post |
| 2. Duggan's Irish Pub | 8. Servus Credit |
| 3. Safeway | 9. Shopping Centre |
| 4. Petro Canada | 10. Value Village |
| 5. BMO | 11. Recycling Depot |
| 6. TD Bank | 12. Leisure Centre |

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.