FOR SALE WINDERMERE GATE PLAZA

NCommercial



UNIT 101, 6251 ANDREWS LOOP SW

EDMONTON, AB

RETAIL/OFFICE CONDO

NAIEDMONTON.COM

PROPERTY DESCRIPTION

- Located in South west Edmonton
- Developed with open showroom area area plus 1 bathroom
- Lease in place to December 2027
- 200 amp power (TBC)
- Surface row parking
- Well maintained and managed property
- Easy access to Rabbit Hill Road and Anthony Henday Drive

DANIEL A. AMERO Senior Associate 780 436 7415 damero@naiedmonton.com

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

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

780 436 7410

FOR SALE

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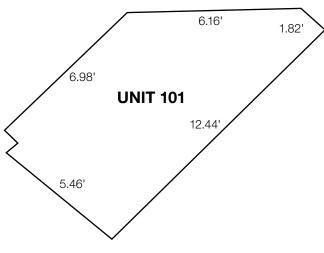
6251 ANDREWS LOOP SW | EDMONTON, AB

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ADDITIONAL INFORMATION

SIZE AVAILABLE	792 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan: 1623758 Unit 1
ZONING	DC1
AVAILABLE	30 days
YEAR BUILT	2016
CEILING HEIGHT	11 ft.
HEATING	HVAC
POWER	200 amp
PARKING	Double row
CONDO FEES	\$656.41 per month (2023)
PROPERTY TAXES	\$9,544.43 (2023)
SALE PRICE	\$499,000 \$475,000 FURTHER REDUCED TO \$425,000



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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