

# Modern A Class Office Space

±6,701 sq. ft. over two floors

1707 - 91<sup>st</sup> Street SW  
Edmonton, Alberta



1707 - 91 Street SW  
Edmonton Alberta



# Modern A Class Office Space

Move-in ready with high end finishes

Experience A class office space in this modern, two-story office condo located in the thriving Summerside area of South Edmonton. Completely developed with sleek, contemporary fixtures, this space offers an ideal balance of style and functionality.

Benefit from complimentary parking stalls, convenient visitor parking and distinctive signage opportunities. With effortless access to major arterial roads, your team and clients can enjoy seamless commuting. Enhance your business visibility in this premier locale while enjoying the ease of move-in ready office space!

# Salient Details

±6,701

Total Square Feet

24

Allocated Parking Stalls

2014

Year Built

<b>Property Address</b>	1707 91 Street SW, Edmonton Alberta
<b>Legal Descriptions</b>	Lot , Block 2, Plan 1421346 Lot , Block 7, Plan 1421346
<b>Zoning</b>	Ellerslie Industrial Business Zone (EIB)
<b>Area Breakdown</b>	Total Area: ±6,701SF** <i>includes mechanical room</i>
	<i>**Size subject to remeasurement</i>
<b>Reduced Sale Price</b>	\$1,790,000.00 <del>\$2,220,000.00</del>
<b>Property Taxes (2023)</b>	\$47,978.71
<b>Condo Fees (2024)</b>	\$1.94 PSF
<b>Parking</b>	24 Surface Stalls <i>No additional charge</i>
<b>Signage</b>	Available
<b>Furniture</b>	Negotiable
<b>Available</b>	July 1, 2024

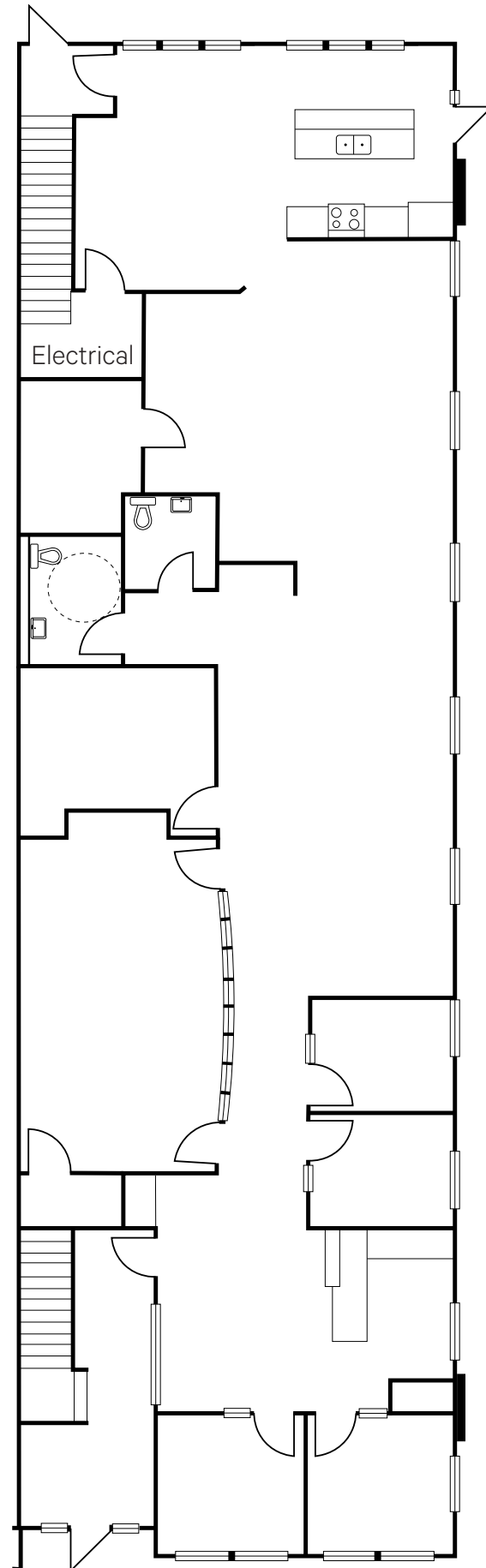
## Modern A Class Office Space

1707 - 91<sup>st</sup> Street | Edmonton, Alberta

# Floor Plans

## Main Floor

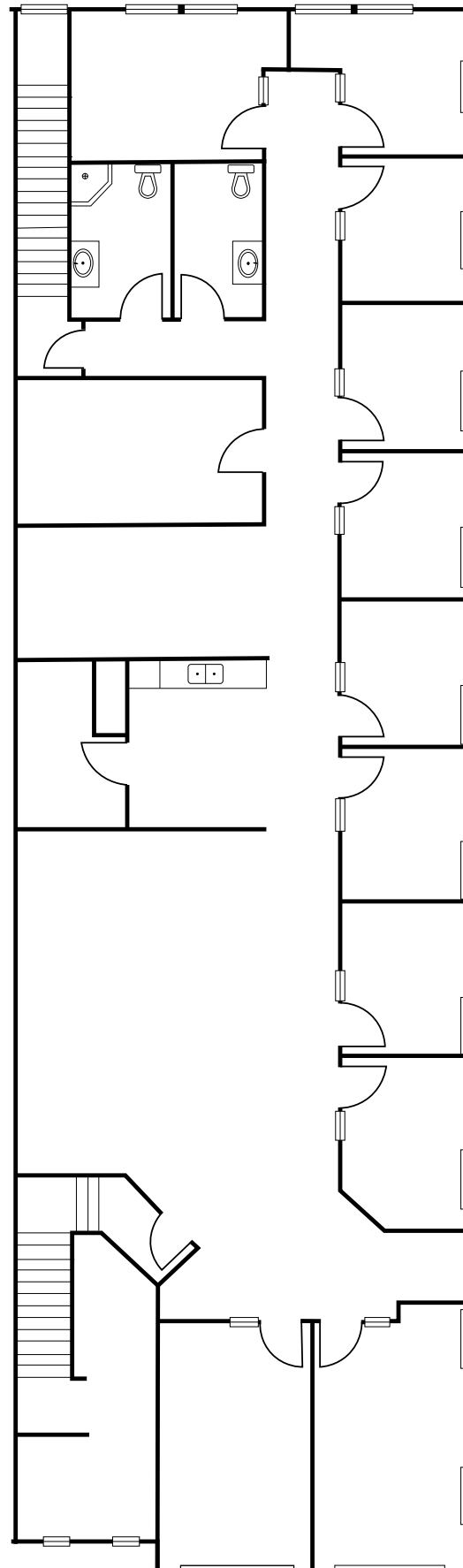
- + Boardroom
- + 5 Offices
- + Reception
- + Storage
- + Open Work Area
- + 1 Handicap Accessible Washroom
- + 1 Private Washroom
- + Electrical Room
- + Kitchen
- + Cafe



# Floor Plans

## Second Floor

- + Open Work Area
- + File Storage
- + 3 Executive Offices
- + 8 Offices
- + Kitchenette
- + Storage
- + 2 Private Washrooms



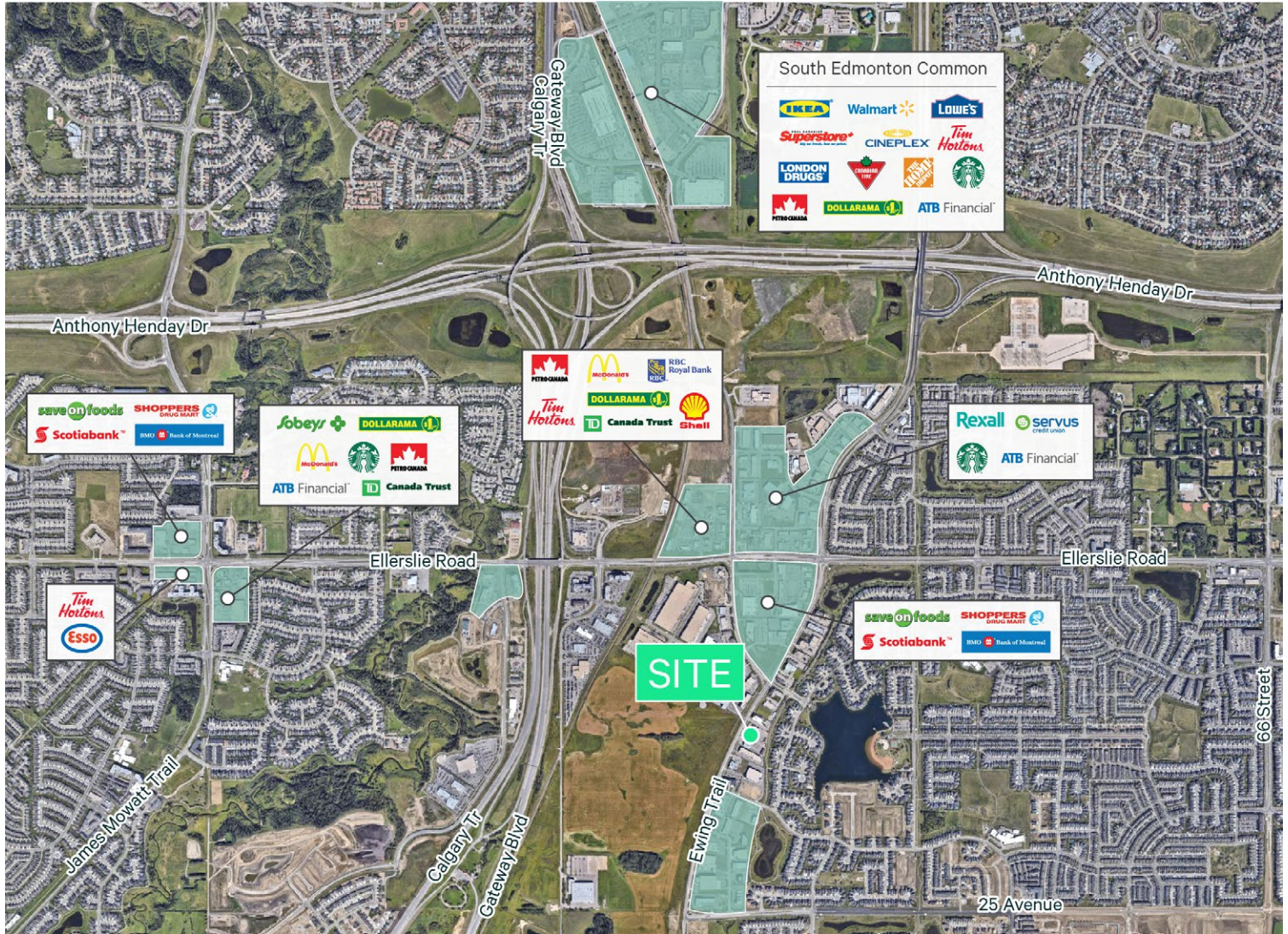
# Site Plan

 Available Premises

1707 - 91 Street SW  
Edmonton Alberta







## Find Out More

**Jeff Simkin**

Senior Vice President

+1 780 917 4633

jeff.simkin@cbre.com

©This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envrionics Analytics, Microsoft Bing, Google Earth.