

FOR SALE

# CALDER BANK BUILDING

FORMER TREASURY BRANCH BUILDING

11939 129 Avenue NW, Edmonton, AB

 **CUSHMAN &  
WAKEFIELD**  
Edmonton



**\$1,988,000**

**NEW IMPROVED ZONING: SMALL SCALE RESIDENTIAL  
(RS) & NEIGHBOURHOOD MIXED USE (MUN)**

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# THE OPPORTUNITY

- Prominent corner building in the quaint commercial area of Calder neighborhood.
- Neighbours include Law Office, Yoga Studio, Box Car Cafe, Laundromat and more.
- Ideal medical or professional services building.
- Zoning allows many other services including Daycare.
- Concrete and steel construction.
- Ample site parking for staff and customers.

# DEMOGRAPHICS

POPULATION	1km	3km	5km
	6,801	66,764	193,887

HOUSEHOLDS	1km	3km	5km
	2,573	25,554	77,132

AVERAGE INCOME	1km	3km	5km
	\$99,262	\$130,665	\$103,003

VEHICLES PER DAY	1,000 on 129 Avenue NW		



NEIGHBOURHOOD



NEIGHBOURHOOD

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11939 - 129 Avenue NW, Edmonton, AB

## LEGAL DESCRIPTION

Lot G, Block 12, Plan 6480BA  
Lot J, Block 12, Plan 6480BA  
Lot H, Block 12, Plan 6480BA  
Lot I, Block 12, Plan 6480BA

## ZONING

Small Scale Residential (RS)  
Neighbourhood Mixed Use (MUN)

## NEIGHBOURHOOD

Calder

## BUILDING SIZE

± 5,000 SF

## BUILT

1980

## PROPERTY TAX

\$21,423.37 (2023)

## PROPERTY TAX ASSESSMENT

\$856,000 (2023)

## PARKING

20 parking stalls - energized

## DESCRIPTION

Rectangular shape building at intersection

## SIZE

± 16,514 SF

## UTILITIES

All municipal utility services

## LAYOUT

Open concept floorplan, with 6 private offices, 2 offices with private exits. Common lunch room with kitchen area. Attached with two sets of bathrooms.

## ADDITIONAL FEATURES

2 secure vault rooms

## CEILING HEIGHT

± 20'

## LIGHTING

Dropdown ceiling with embedded fluorescent lighting.

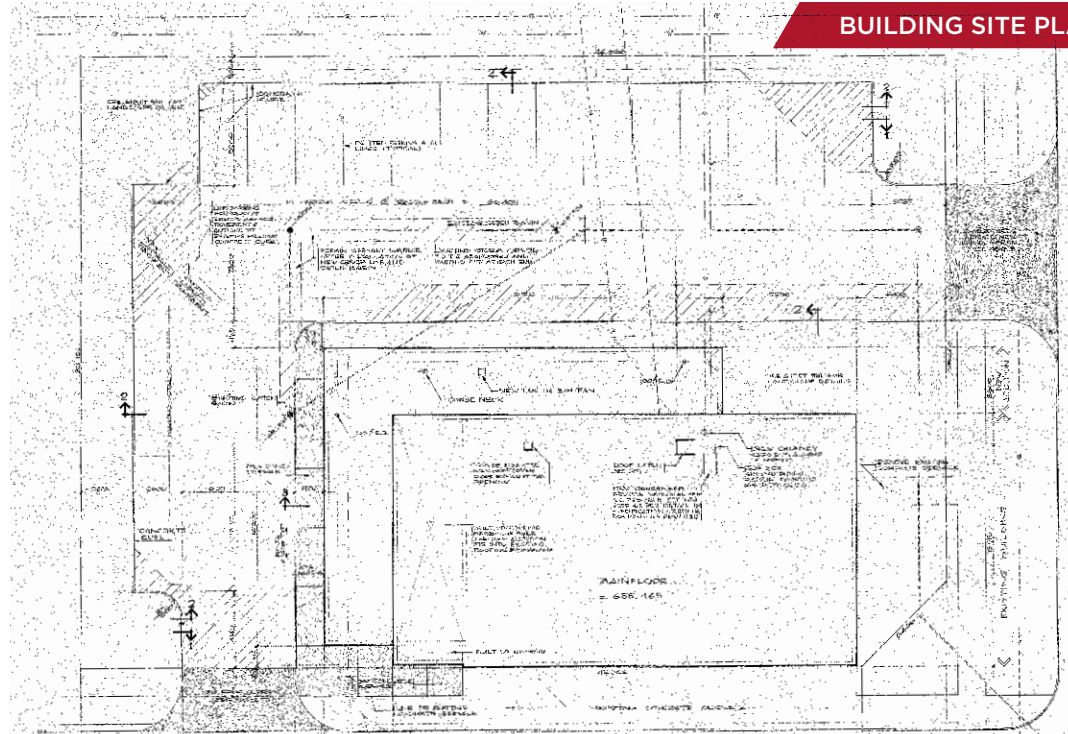
## MECHANICAL ROOM

Original commercial grade furnaces with air-conditioning

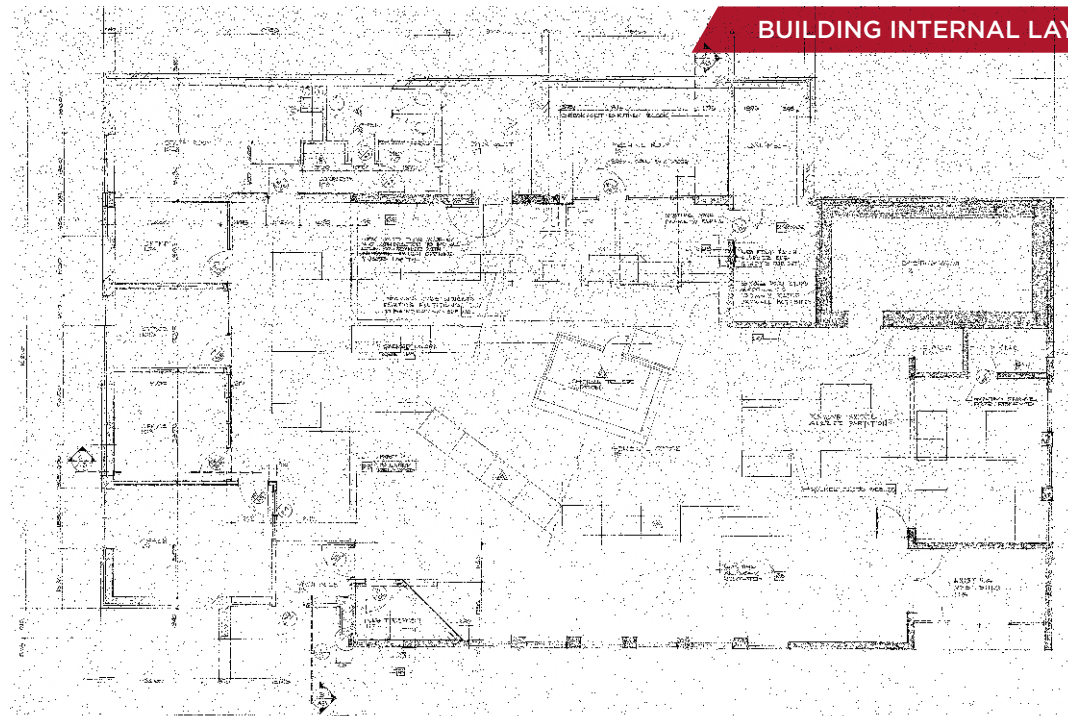
## POWER

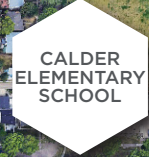
400 Amp incoming service | Sub-panels - 200 amp, 120/240 Volt - 3 Phase (TBC)

## BUILDING SITE PLAN



## BUILDING INTERNAL LAYOUT





129 AVENUE NW



127 AVENUE NW



Edmonton

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