



New 1,000 SqFt CRU For Sale

- ✓ Located in established commercial area, across from Maharaja Hall
- ✓ Available for Sale
- ✓ Newly renovated, all new systems: electrical, mechanical & exterior
- ✓ Ample common parking over 150 stalls plus street parking
- ✓ Low operating costs, separately metered utilities
- ✓ Ideal for office uses
- ✓ Option to build out second floor to increase square footage



(780) 264 - 1063



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#103,9190 -34A Ave	20	990	SOLD
#104,9190 -34A Ave	21	990	SOLD
#105,9190 -34A Ave	22	1001	SOLD
#106,9190 -34A Ave	23	990	Available
#107,9190 -34A Ave	24	1001	SOLD
#108,9190 -34A Ave	25	1001	SOLD
#109,9190 -34A Ave	26	958	SOLD
#110,9190 -34A Ave	27	1055	SOLD
#111,9190 -34A Ave	28	1066	SOLD
#112,9190 -34A Ave	29	1066	SOLD

Condo Plan:
202 0261
Units 23 & 24

Zoning:
IB Business
Industrial

2023 Condo Fees:
\$2.55 /SqFt/yr
(\$200/month)

2023 Taxes:
\$5,600 +/-
(\$460/month)

Parking:
over 150
common stalls

Ceiling:
25' or higher

Size:
25ft x 42ft (+/- 1,000 sf)

Utilities:
Separately
metered



DATED
April 2024