

# FOR SALE OR LEASE

Royal Centre South - Office Condos

204, 2435 90B Street SW  
Edmonton, AB  
T6X 0Y1

## FINAL UNIT REMAINING!



### **Ian Fletcher**

(780) 913-4663

IanFletcher@MaxWellCommercial.ca

### **Robert Halpern**

(780) 975-3898

RobertHalpern@MaxWellCommercial.ca

### **MaxWell Commercial**

4107 99 Street

Edmonton, AB T6E 3N4

(780) 450-6300

www.MaxWellCommercial.ca



*Commercial*

MaxWell Polaris

# FOR SALE OR LEASE

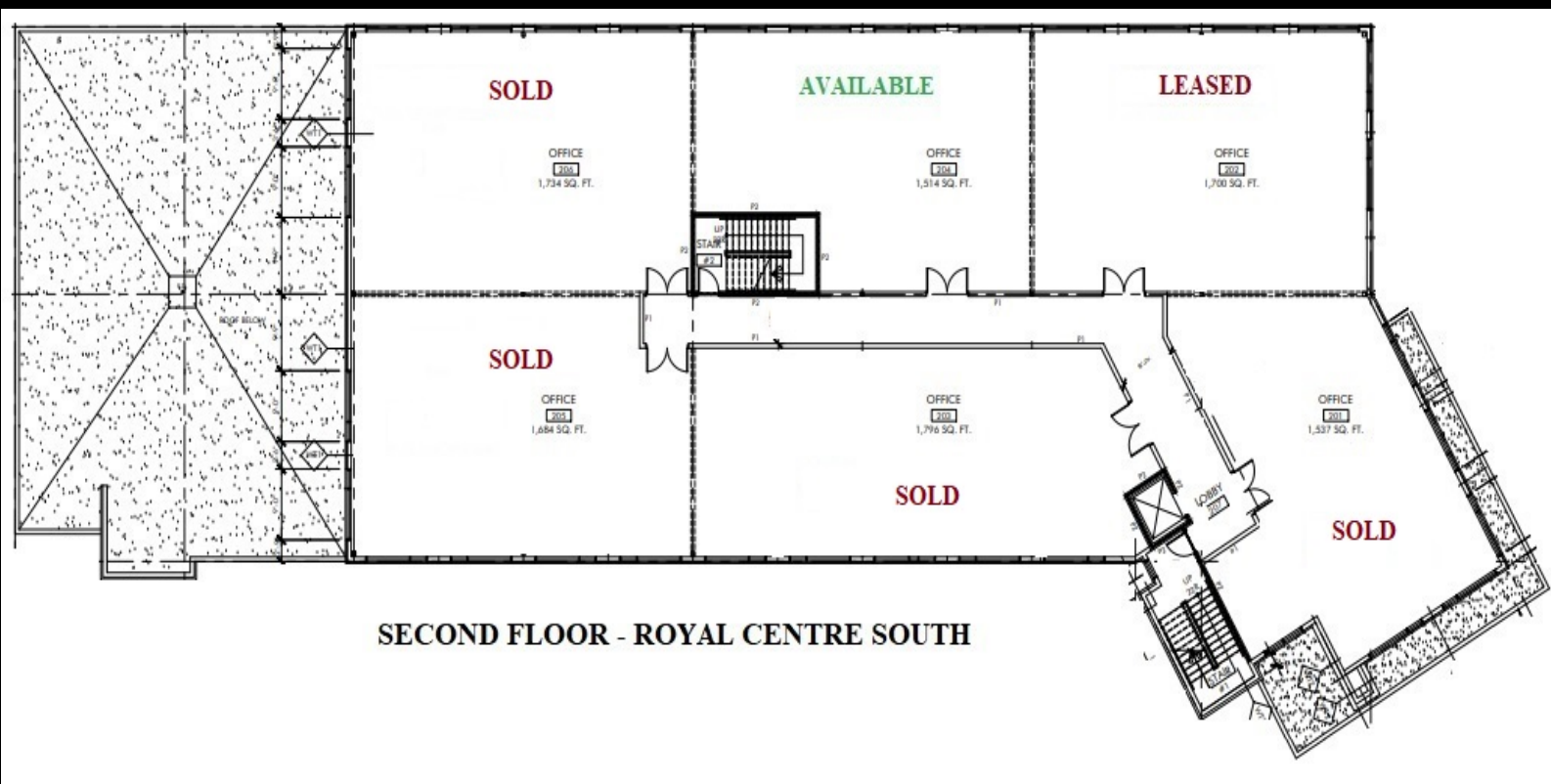
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- Power Is Separately Metered
- Heat/Water Included In Condo Fees
- Radiant Heat Panels Above Windows
- Last Unit Left
- Common Rooftop Patio
- Functional Windows Open Two Ways



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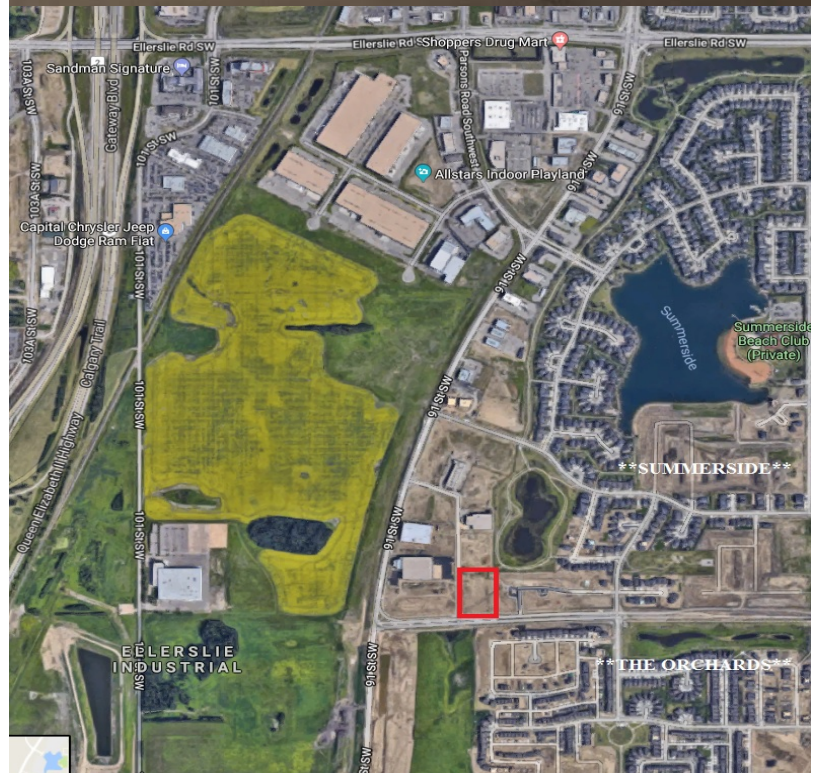
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ZONING	DC2 - 909
YEAR BUILT	2015
TOTAL SF AVAIL	1,514 SF
LOT SIZE	1.87 Acres
SPRINKLERS	Yes
HEATING	Roof Top HVAC
PARKING	3.7/1,000 SF
TAXES	\$10,420.20
CONDO FEES	\$842.38 PSF Per Month, Includes Heat & Water
LEASE RATE	Market
SALE PRICE	\$492,050
AVAILABLE	Immediately



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