

FOR SALE

**FIXTURED MEDICAL CLINIC** 

PROFESSIONAL OWNER-USER OLIVER BUILDING

\$960,000

9937 113 Street NW, Edmonton, AB

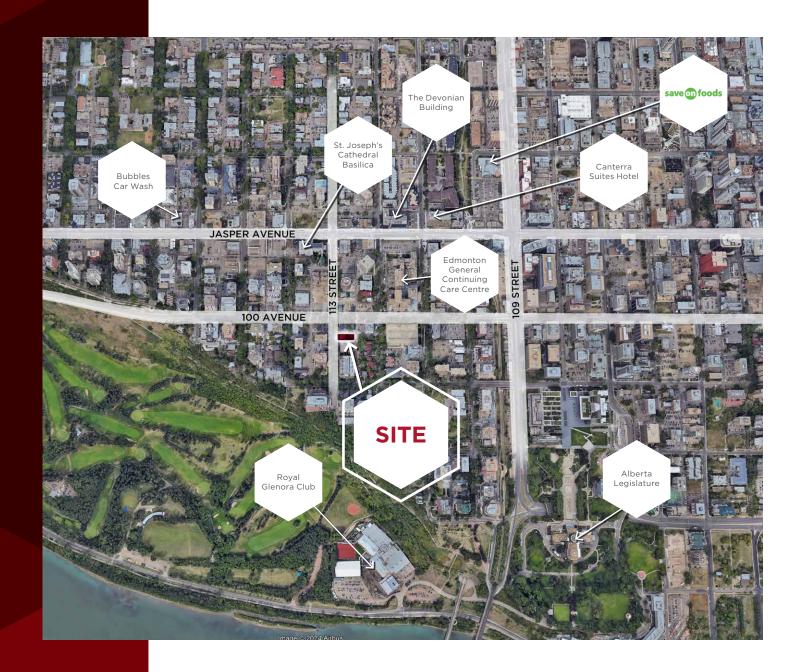
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## PROPERTY HIGHLIGHTS

- Located off busy 100 Avenue in one of Edmonton's most dense neighbourhoods
- Minutes from Government Centre, Downtown, University of Alberta and MacEwan University
- Building was substantially renovated (2000)
- Character building utilized as a Family Medical Clinic, for over 25 years
- Demised to create two spaces that can operate as two independent businesses
- Ample free parking at rear of building and street front
- Handicap access ramp



# PROPERTY DETAILS

Municipal Address: 9937 - 113 Street NW,

Edmonton, AB

**Legal Description:** Plan (B)

Block Twleve (12) Lot Forty-Two (42)

Zoning: DC1

Building Size: +/- 1,900 SF

Year Built: 1916

**Property Taxes:** \$9,817.85 (2024)

Property Tax \$363,000

Assessment:
Parking Area:

At rear - up to 8 stalls

Lot Area: Rectangluar

**Lot Size:** +/- 7,482 SF

**Utilities:** Municipal Services

Additional Details: Two storey wood frame

construction. Demised into front reception, multiple (8) examination rooms/ offices & washroom on the main floor. Second floor area, provides a separate exterior entrance, has two (2) large offices, full bathroom, kitchen and lounge area.

Basement area includes bathroom and ample storage area (not included

in gross).









# **DEMOGRAPHICS**



### **POPULATION**

1km 3km 5km 97,525 21,722 213,628



#### **AVERAGE INCOME**

3km 5km 1km \$100,955 \$98,759 \$110,873



1km

#### **HOUSEHOLDS**

3km 5km 53,313 13,093 103,361



#### **VEHICLES PER DAY**

10,900 on 100 Avenue 34,900 on 109 Street





## Seif Jiwaji

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