

FOR SALE

CORONET INDUSTRIAL CONDO

NAI Commercial



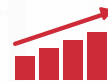
5424 - 97 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 20,843 sq.ft.± office/warehouse condominium conveniently located on 97 Street
- Heavy power (1,200 amp, 120/208 volt, 3 phase, 4 wire) with extensive distribution throughout the building (to be verified by Purchaser)
- Full air conditioning throughout majority of the property
- 12' x 14' overhead door with grade level loading
- Access to 30+ stalls
- In proximity to 51 Avenue, 63 Avenue, Whitemud Drive, Calgary Trail/Gateway Blvd, 91st & 99th Streets
- Additional yard area (0.94 acres±) also available for sale (5430 97 Street)
- Former laboratory/testing facility



159,670
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



102,926 EMPLOYEES 7,864 BUSINESSES



\$4.9B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

51 Ave NW
51 Ave NW

51 Ave NW

51 Ave NW

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

KIM SARNECKI

Partner
780 436 7413
ksarnecki@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

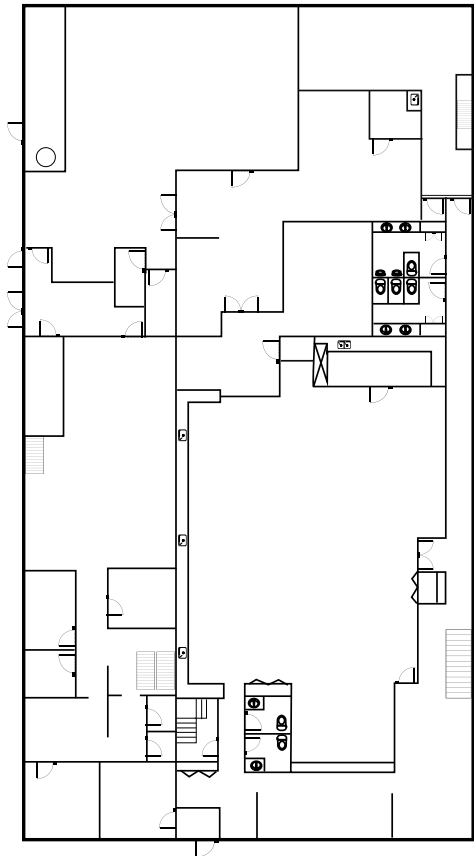
SIZE	14,843 sq.ft.± Main Floor 6,000 sq.ft.± Second Floor (To be confirmed) 20,843 sq.ft.± Total
LEGAL DESCRIPTION	Condo Plan 0223435, Unit 5
ZONING	IM (Medium Industrial)
YEAR BUILT	1975
POWER	1,200 Amp, 120/208 Volt, 3 Phase, 4 Wire (To be confirmed)
LOADING	12'x14' grade level
POSSESSION	Negotiable
CONDO FEES	\$2.21/sq.ft./annum (2023). Based on the main floor area.
SALE PRICE	\$2,825,000 (Building); \$990,000 (Land)
PROPERTY TAXES (2023)	\$71,068.68 (Building); \$16,604.70 (Land)

KEVIN MOCKFORD
Senior Associate
587 635 2484
kmockford@naiedmonton.com

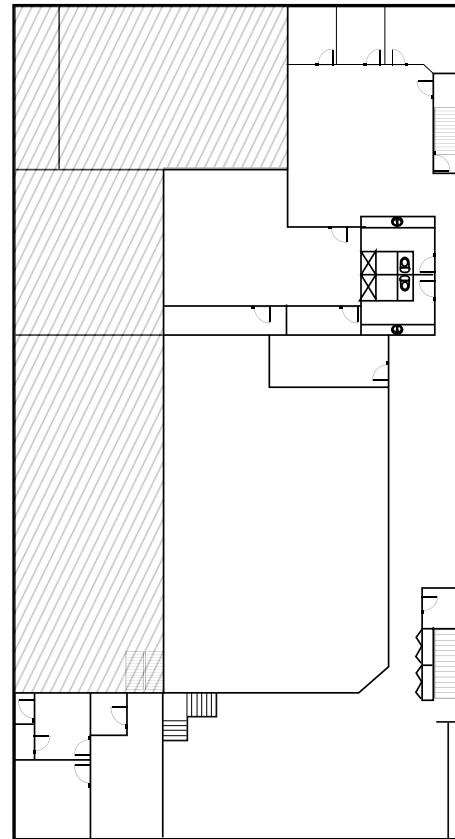
KIM SARNECKI
Partner
780 436 7413
ksarnecki@naiedmonton.com

GORDIE LOUGH
Associate
587 635 5610
glough@naiedmonton.com

MAIN FLOOR



SECOND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

