



# Freestanding Church Building

4,765 SF± ON 1.5 ACRES

9270 - 48 STREET, EDMONTON, AB

**FOR SALE**



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



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NAI EDMONTON.COM

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## Property Highlights

- 4,765 sq.ft well maintained building situated on 1.5 acres of paved/landscaped yard
- Ideal for religious assembly, community hall, private school, daycare users
- Mens/Womens washrooms + Handicap accessible washroom
- Roof replaced in 2018
- 395 person occupancy load
- Potential for further on-site development
- Convenient access to major transportation routes, including 50 Street, 34 Street and Sherwood Park Freeway



## Additional Information

SIZE	4,765 sq.ft.±
LEGAL DESCRIPTION	Plan 9422783 Block 5 Lot 13
ZONING	BE (Business Employment)
SITE/YARD SIZE	1.5 acres
POSSESSION	Negotiable
YEAR BUILT	1997
PARKING STALLS	60
HEATING	Furnace
POWER	400 amp, 3 phase (TBC)
PROPERTY TAXES	N/A
SALE PRICE	\$2,400,000



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💻 [www.naiedmonton.com](http://www.naiedmonton.com)

