



Asking Price:

\$575k

Asking Net Rent:

\$14 psf



Direct
access to
the LRT Line



On-site visitor
parking
available

2907 - 66 Street, Edmonton, AB

Developed office space for sale or lease

A rare 1,928 square foot office condo is available for sale or lease within Cedars Professional Park – a professional office complex located along 66 Street and the Valley Line LRT.

Cedars Professional Park is only a 5-minute walk from Millwoods Town Centre mall, providing convenient access to a wide variety of amenities. Ample surface parking stalls are located on site, including a large visitor parking lot – convenient for clients and visitors.

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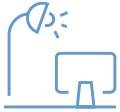
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Property Overview



Professional office condo



Developed and move-in ready



Situated along LRT Valley Line



Walking distance to a variety of amenities



Ample parking directly on-site



Adjacent to Grey Nuns Hospital

Municipal Address 2907 - 66 Street, Edmonton

Area Available 1,928 SF

Asking Price \$575,000

Condo Fees \$2.76 / SF

Property Taxes \$7.00 / SF (2025)

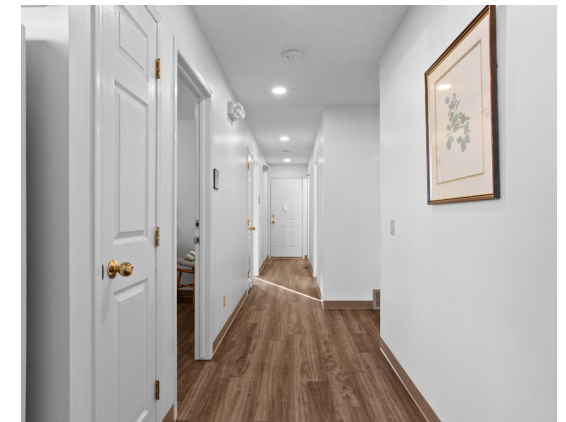
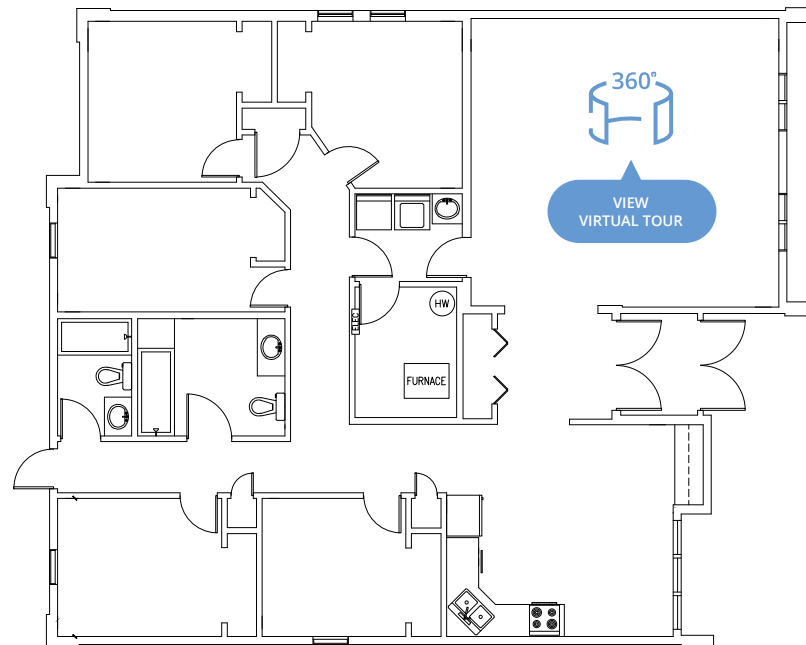
Net Rent: \$14.00 / SF

Operating Costs: \$9.76 / SF + *utilities & janitorial*

Parking 2 dedicated surface stalls
Additional scramble surface parking available on-site

Year Built 1988

Floor Plan: 1,928 SF



Nearby Amenities



Cedars Professional Park
(2907 - 66 Street)



LRT Stop/Station



Restaurant/Bar



Fast Food



Bank



Fitness/Gym



Shopping

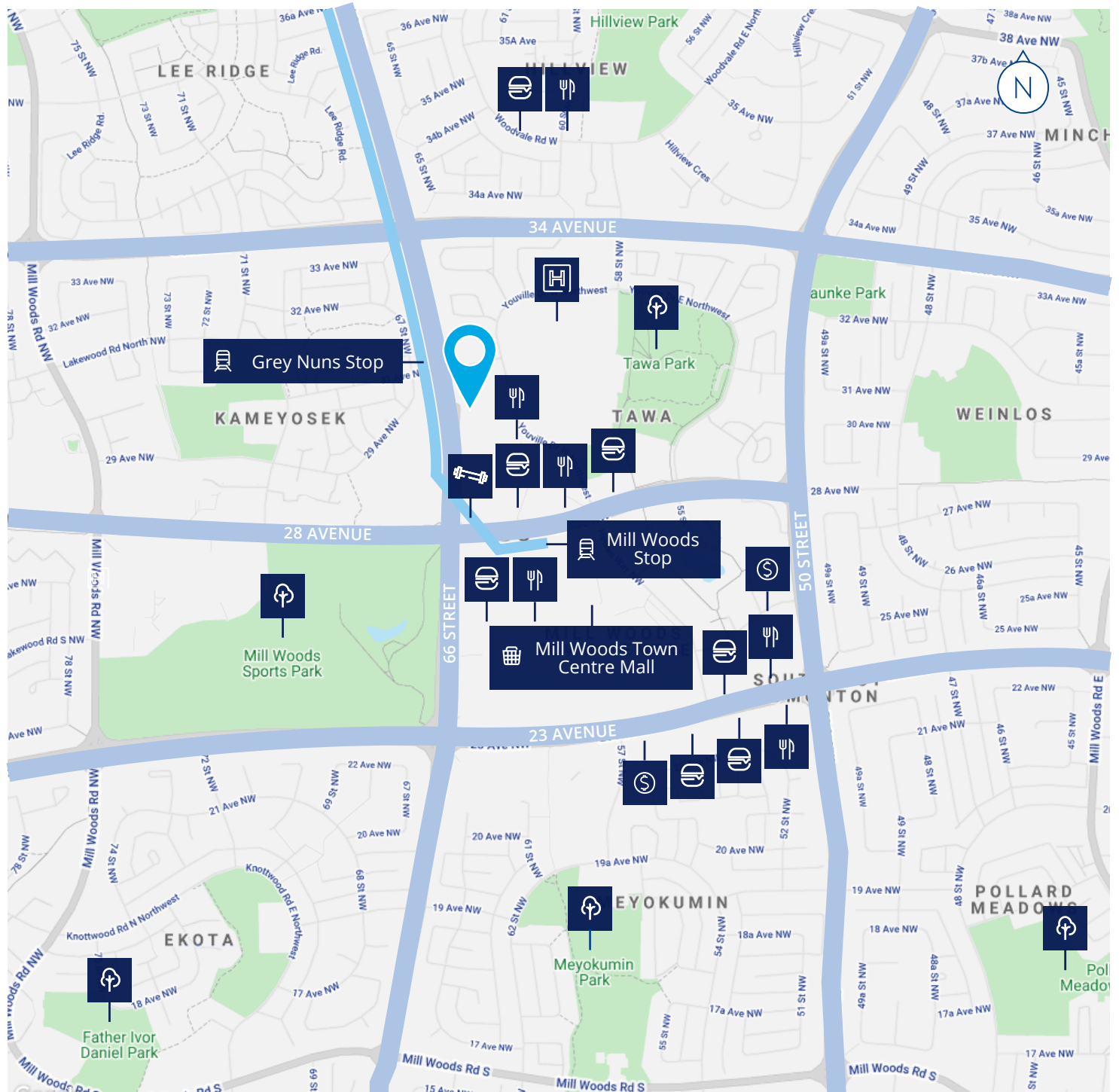


Hospital

Major Arterial


Valley Line LRT

Located directly on the Valley Line LRT at the Grey Nuns stop, Cedars Professional Park provides convenient connectivity throughout Edmonton.





Colliers



2907

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