

FOR SALE/LEASE

STANDALONE OFFICE BUILDING

9578 111 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Well maintained professional office building within 5 minutes of downtown Edmonton
- High visibility on 111th Avenue with access to public transit
- Functional bank vaults
- Renovated in 2013

SCOTT ENDRES

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale/Lease | 9578 111 Avenue NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	9578 111 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 267R; Blk: B; Lot: 5
ZONING	MU (Mixed Use)
YEAR BUILT	1965
NEIGHBORHOOD	Alberta Avenue
SIZE	3,036 sq ft ±
SITE SIZE	4,677 sq ft ±
SALE PRICE	\$850,000.00
PROPERTY TAXES	\$12,046.91/yr (2026)
LEASE RATE	\$21.00/sq ft
OP COSTS	TBD
POSSESSION	Negotiable



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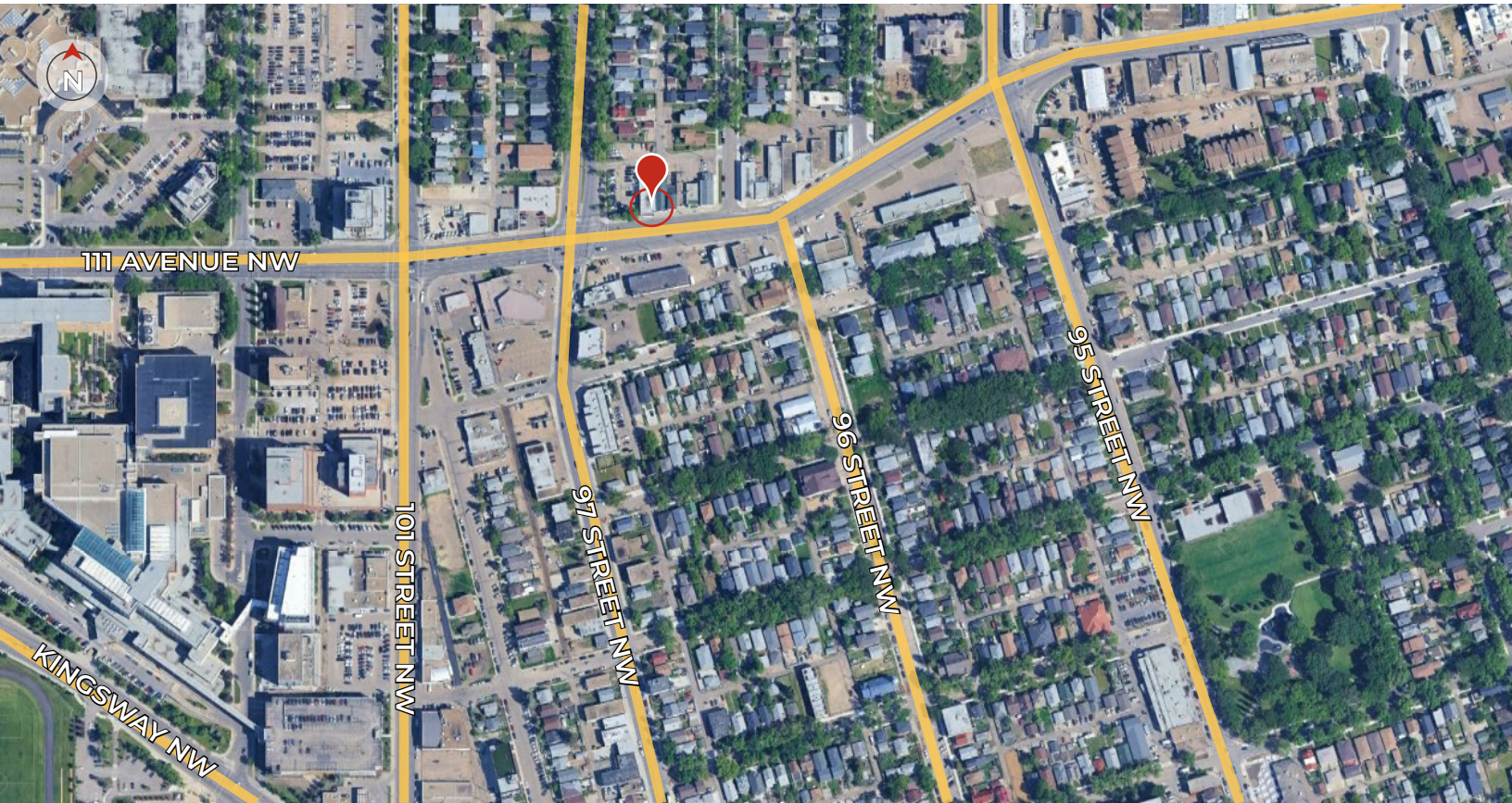
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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