

FOR SALE

NAI Commercial

97 STREET CONDOS - 2,605 SQ.FT.



9637 - 54 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE BAY

PROPERTY HIGHLIGHTS

- Rare small bay Office/Industrial Condo Units available in Southeast Edmonton
- 2,605 sq.ft.± unit available immediately
- (1) 10' x 12' Grade loading door
- Upgraded exterior facade
- Additional Condo units available onsite from 2,325 - 4,618 sq.ft.
- Convenient access to major arterials including: Whitemud, Calgary Trail/Gateway Blvd, 91 Street and 51 Avenue



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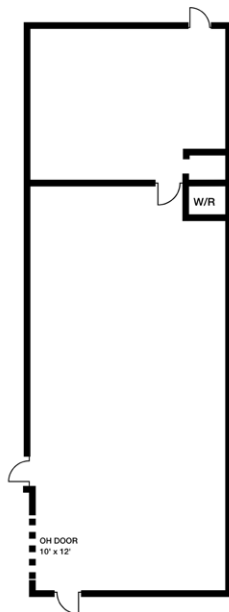
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0824768 Unit 10
ZONING	IM (Medium Industrial)
YEAR BUILT	1978
CONSTRUCTION	Concrete block
SITE COVERAGE RATIO	39.8%
INTERNET	Fibre optic
UTILITIES	Power, gas and water all separately metered for each unit
CEILING HEIGHT	18 ft. ceilings, 16 ft. clear
HEATING	Forced air furnace in office, Overhead gas unit in warehouse
POWER	100 amps per bay (TBC)
LOADING	(1) 10' x 12' Grade loading door
PROPERTY TAXES	\$14,489.59 (2025)
CONDO FEES	\$3.40 per sq.ft. (2024) includes common area maintenance, insurance, management and reserve contribution
SALE PRICE	\$533,997.08



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

