

**FOR SALE**

**INDUSTRIAL/OFFICE**



# INDUSTRIAL OFFICE CONDOS

9190 34a Ave NW, Edmonton, Alberta

## Property Description

Commercial Condos for sale easily accessible from 91 Street & 34 Avenue. The units are newly renovated and have new electrical, HVAC, and mechanical. The property offers ample parking with over 150 stalls plus street parking. The condos offer the opportunity to build out the second floor to increase square footage.

- Low operating costs
- Separately metered utilities
- Ideal for office uses
- Available for Sale or Lease
- Discount is available for purchasing more than one unit

**STARTING  
AT \$265,000**

SALE PRICE

DISCOUNTS AVAILABLE

**1,000 - 3,000 SF**  
AVAILABLE SPACE

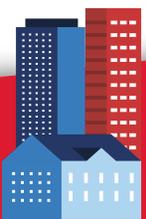
**Mukul Oberoi**  
Associate  
mukuloberoiyeg@gmail.com  
780.676.5000

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021\***

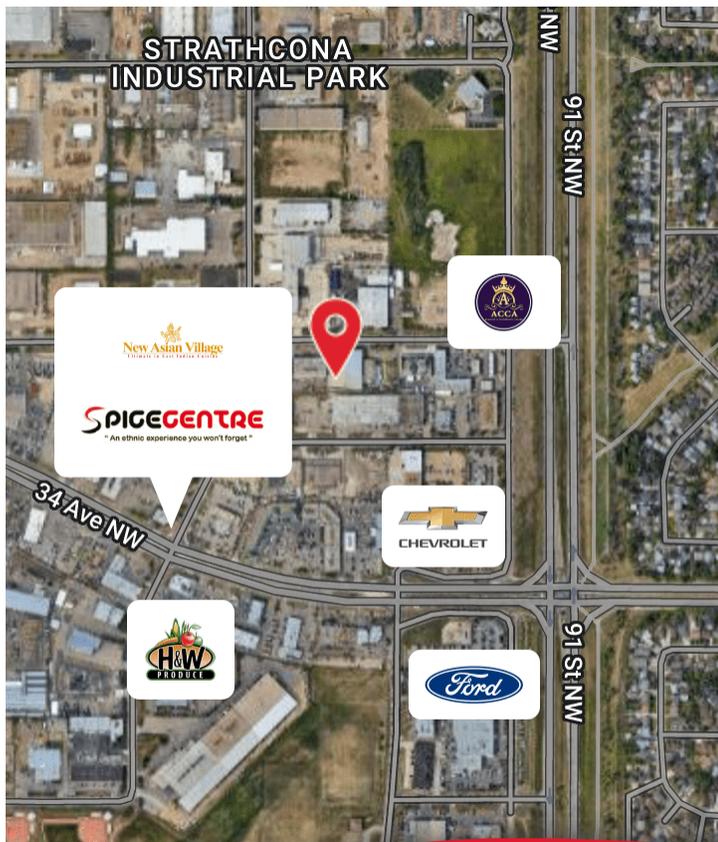
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.



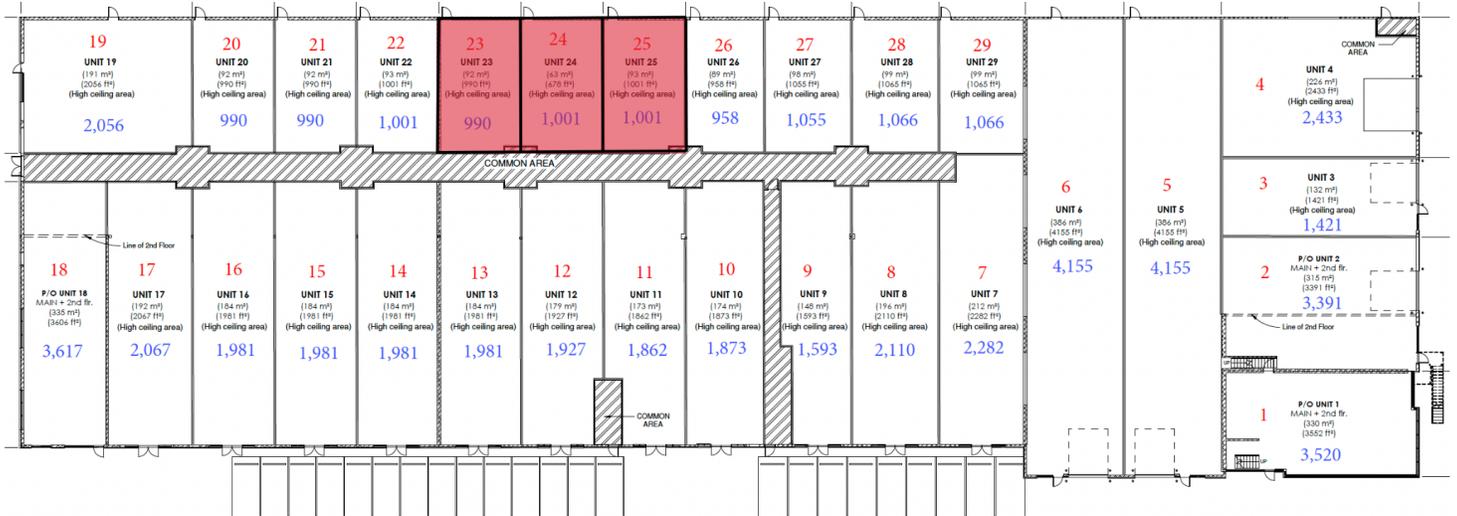
# PROPERTY DETAILS

|                  |                               |
|------------------|-------------------------------|
| Condo Plan:      | 202 0261 Units 23 - 25        |
| Zoning:          | IB - Business Industrial      |
| 2022 Condo Fees: | \$2.55 PSF/Year (\$200/month) |
| 2022 Taxes:      | \$4.90 PSF/Year (\$400/month) |
| Utilities:       | Separately Metered            |
| Size:            | 1,000 SF - 3,000 SF           |
| Ceiling:         | 25' or higher                 |
| Parking:         | Over 150 common stalls        |



Map data ©2023 Im

# SITE PLAN



## Availability

| Unit # | Size     | Sale Price | Availability |
|--------|----------|------------|--------------|
| 23     | 990 SF   | \$265,000  | Available    |
| 24     | 1,001 SF | \$265,000  | Available    |
| 25     | 1,001 SF | \$265,000  | Available    |