

SIGNIFICANT PRICE REDUCTION
\$574,900.00



PROPERTY HIGHLIGHTS

FREESTANDING OFFICE SPACE

2909-66 STREET, EDMONTON, AB

FOR SALE

- ESTABLISHED AND WELL-MANAGED BARE-LAND CONDO DEVELOPMENT
- CURRENTLY BUILT OUT AS A DENTAL PRACTICE
- IDEAL FOR OFFICE USERS: PROFESSIONALS, MEDICAL, BUSINESS SUPPORT SERVICES
- UNIQUE FREESTANDING OFFICE CONDO
- ACROSS FROM GREY NUN'S HOSPITAL (FRONTING ONTO BUSY 66TH STREET)

FOR SALE

FREESTANDING OFFICE SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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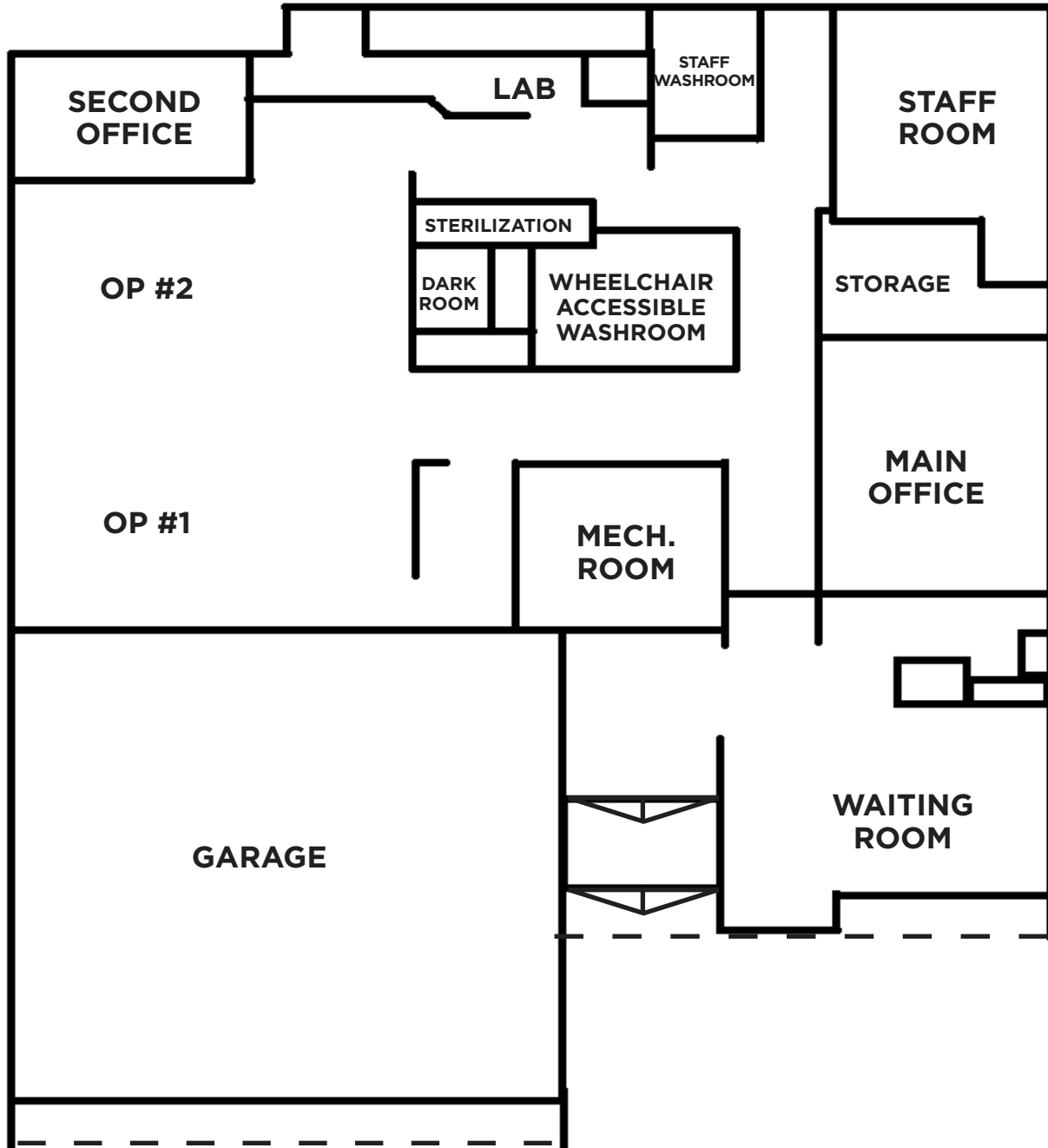
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#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR SALE

FREESTANDING OFFICE SPACE

FLOOR PLAN



EDGE OF EXISTING ROOF

FOR SALE

FREESTANDING OFFICE SPACE

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 2909-66 Street, Edmonton, AB

LEGAL ADDRESS: Unit 20, Plan 9021440

SIZE: 1,498 Sq.Ft + 400 Sq.Ft garage (+/-)

ZONING: DC2 (Site Specific Development Control Provision)

PARKING: 4 assigned parking stalls plus 2 in garage

POSSESSION: Immediate

PROPERTY TAXES: \$4,122.47 (2017)

CONDO FEES: \$430/Month for 2017 (roughly \$2.73/Sq.Ft)

PURCHASE PRICE: \$574,900.00

ADDITIONAL DETAILS: Air conditioning, Compressor and vacuum lines ran, 2 bathrooms (1 wheelchair accessible), Good sized kitchen/staff room, Reception area offers skylights and full length windows

Dental Equipment Chattels available with Purchase

MORE INFORMATION

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