



## PROPERTY HIGHLIGHTS

### SOUTH EDMONTON OFFICE/WAREHOUSE

#### LOCATION:

9607/11-41 AVENUE, EDMONTON, AB

## FOR SALE

- RENOVATED, HIGHLY SOUGHT AFTER SOUTH EDMONTON OFFICE/WAREHOUSE
- BUILDING AND OFFICE IN GREAT CONDITION FACING 41ST AVENUE
- 4,574 SQ.FT (+/-) OFFICE/WAREHOUSE
- PROPERTY CAN DEMISED IN TO 2 BAYS 9607-41 AVENUE: 2,395 SQ.FT (+/-) & 9611-41 AVENUE: 2,189 SQ.FT (+/-)
- FULLY PAVED MARSHALLING AREA WITH EASY ACCESS TO BOTH 97TH STREET AND 41ST AVENUE
- OPEN PLAN AIR CONDITIONED OFFICE/SHOWROOM, RECEPTION, KITCHENETTE AND 3 WASHROOMS

# FOR SALE

## SOUTH EDMONTON OFFICE/WAREHOUSE

**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.

780.488.0888

[WWW.LIZOTTEREAL ESTATE.COM](http://WWW.LIZOTTEREAL ESTATE.COM)

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

# FOR SALE

## SOUTH EDMONTON OFFICE/WAREHOUSE

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AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 9607/11-41 Avenue, Edmonton, AB

**LEGAL ADDRESS:** Plan 1620255; Block 30 & 31

**SIZE:** 4,574 Sq.Ft (+/-)

- **9607-41 Avenue:** 2,395 Sq.Ft (+/-)
- **9611-41 Avenue:** 2,189 Sq.Ft (+/-)

**ZONING:** IB (Business Industrial)

**PARKING:** Ample Scramble

**POSSESSION:** 90 days

**POWER:** 225 Amp, 240-120 V, 3 Phase

**LOADING:** (2) 12' grade loading doors

**CEILING:** 22' (TBC)

**HEATING:** Forced air

**PROPERTY TAXES:** \$13,950.70 (\$3.05/Sq.Ft) TBC

**CONDO FEES:** \$1,378.31/Month (\$3.62/Sq.Ft)

**PURCHASE PRICE:** \$975,000.00

### MORE INFORMATION

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