



OFFICE/WAREHOUSE BAY WITH GRADE LOADING

COURT ORDERED SALE
9126 - 34A AVENUE, EDMONTON, AB



VINCE CAPUTO
MBA, SIOR, Partner
780.436.7624
vcaputo@naiedmonton.com

NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

OPPORTUNITY

NAI Commercial Real Estate has been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of a unique commercial condominium property located at 9126 - 34A Avenue. The property can accommodate a wide variety of light industrial/commercial uses.

PROPERTY HIGHLIGHTS

- 
 3,391 sq.ft.± unit improved with private office area, washroom, front loading warehouse bay and 1,000 sq.ft.± mezzanine
- 
 Unit configuration caters to a wide variety of light industrial operations with the ability to accommodate multiple occupants
- 
 Sprinklered property with 20' ceiling height
- 
 Easy access to Whitemud Drive, QEII Highway and Anthony Henday Drive



CATERS TO A WIDE VARIETY OF LIGHT INDUSTRIAL OPERATIONS WITH THE ABILITY TO ACCOMMODATE MULTIPLE OCCUPANTS

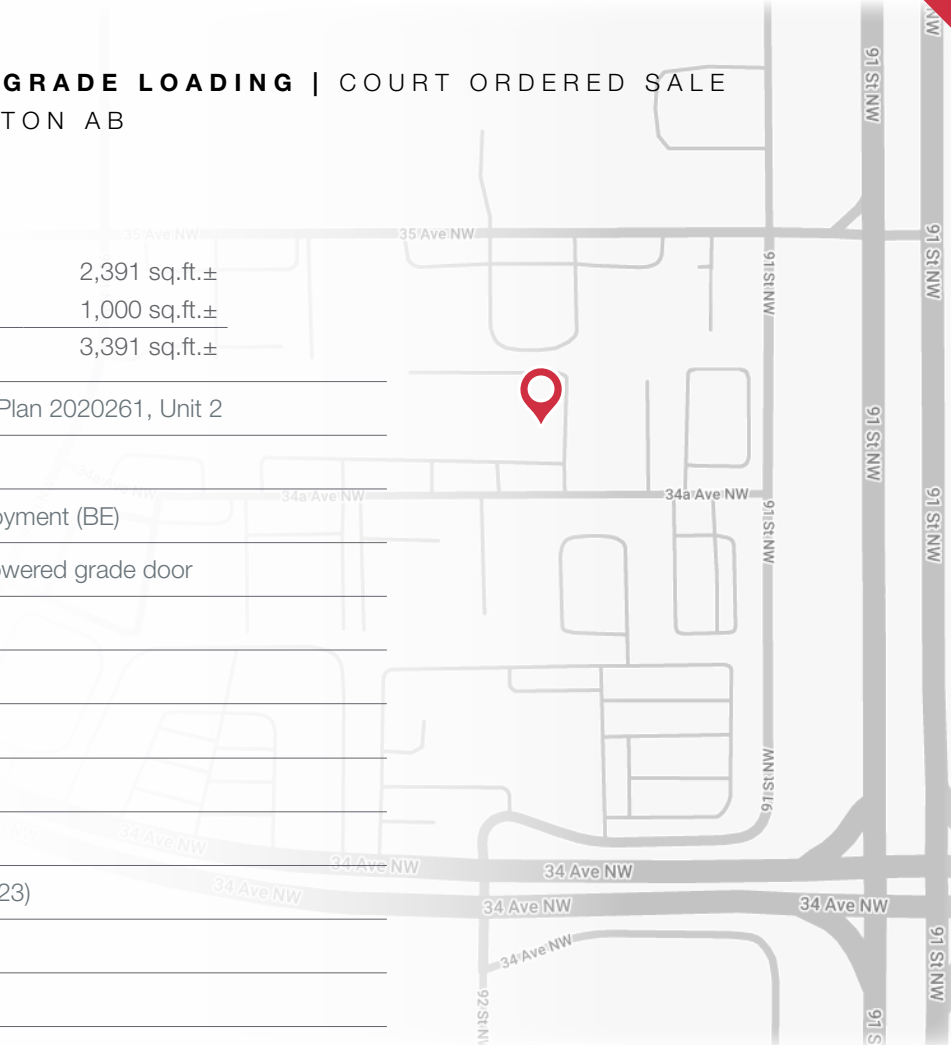
EASY ACCESS TO WHITEMUD DRIVE, QEII HIGHWAY AND ANTHONY HENDAY DRIVE

OFFICE/WAREHOUSE WITH GRADE LOADING | COURT ORDERED SALE

9126 - 34A AVENUE, EDMONTON AB

ADDITIONAL INFORMATION

SIZE AVAILABLE	Main Floor:	2,391 sq.ft.±
	Mezzanine:	1,000 sq.ft.±
	TOTAL:	3,391 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 2020261, Unit 2	
YEAR BUILT	1981	
ZONING	Business Employment (BE)	
LOADING	(1) 16' x 16' powered grade door	
HEATING	Forced air	
LIGHTING	LED	
POWER	3 phase (TBC)	
CEILING HEIGHT	20' clear	
AVAILABLE	Immediately	
PROPERTY TAXES	\$17,020.75 (2023)	
SALE PRICE	\$675,000	
CONDO FEES	\$751.80/month	



163,408
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2028



83,483
EMPLOYEES



6,392
BUSINESSES

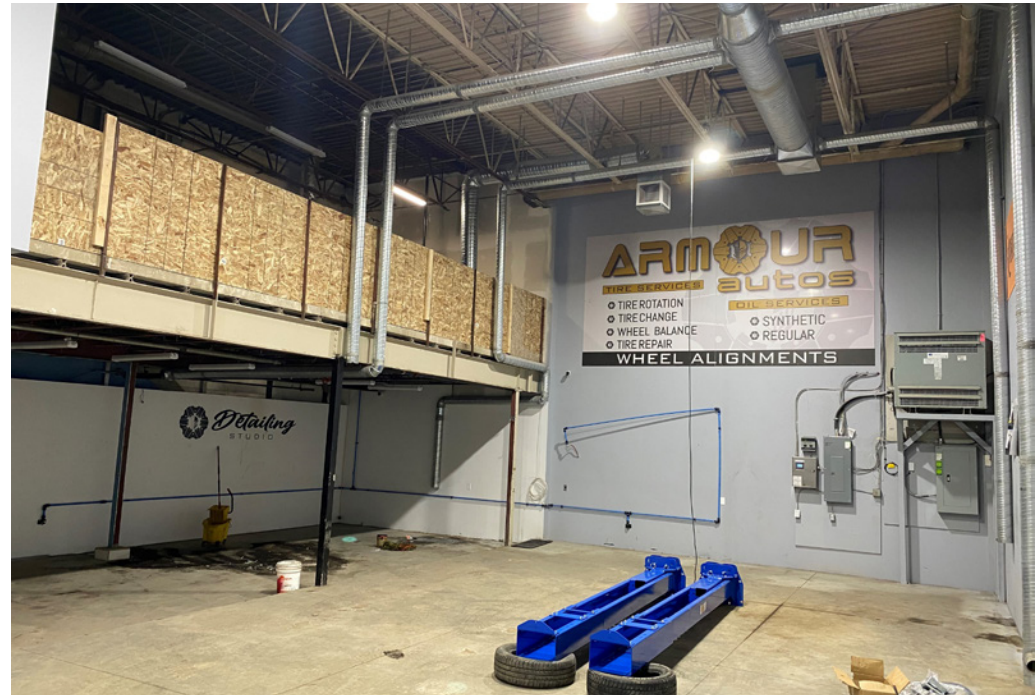
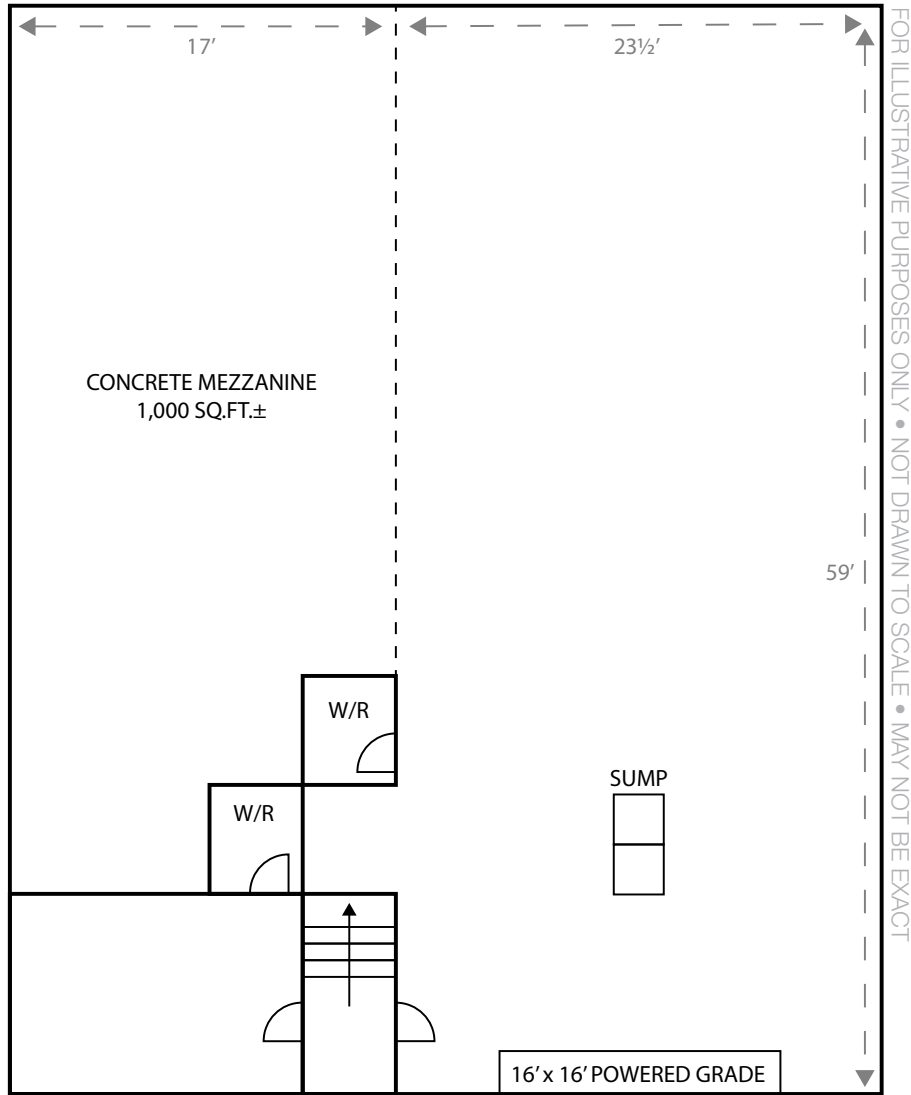


\$4.5B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

OFFICE/WAREHOUSE WITH GRADE LOADING | COURT ORDERED SALE

9126 - 34A AVENUE, EDMONTON AB



VINCE CAPUTO

MBA, SIOR, Partner
780.436.7624
vcaputo@naiedmonton.com