

FOR SALE

JEWEL OF GRIESBACH

NAI Commercial



5314 ADMIRAL GIROUARD STREET | EDMONTON, AB | RETAIL/CONDO

PROPERTY DESCRIPTION

- The recently established professional condominium complex is comprised of five buildings dedicated to medical, retail, and professional services
- Located along the high-traffic 137th Avenue, the location has a daily flow of 29,000 vehicles per day
- Conveniently reachable, the Griesbach community has a high-density population of approximately 13,700 residents. This neighborhood features four lakes, a school, multiple daycares, children's playgrounds, numerous green fields, and a central park spanning 24 acres
- The bus stop is conveniently located adjacent to the complex, with the added benefit of future LRT

HENNADIY (GHENA) MENYAYLOV

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ADDITIONAL INFORMATION

SIZE	1,959 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 2321252, Unit 2
ZONING	CB2
AVAILABLE	Immediately
YEAR BUILT	2023
CEILING HEIGHT	18' clear
HEATING	Rooftop
POWER	120/208 volts (To be verified by Purchaser)
LIGHTING	LED
PARKING	Shared
SITE SIZE	4.5 acres±
CONDO FEES	\$653.00/month (2023 estimate)
PROPERTY TAXES	\$11,754.00 (estimated)
SALE PRICE	\$995,000



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