

# FOR SALE

## PROFESSIONAL COMMERCIAL OFFICE SPACE

**NAI**Commercial



**9853 - 90 AVENUE | EDMONTON, AB | OFFICE**

### PROPERTY DESCRIPTION

- Professional two storey office building on a 4,354 sq. ft.± lot located in the Strathcona neighbourhood
- Located just off 99 Street with close access to Saskatchewan Drive and Whyte Avenue
- Currently used as a psychology office, this property works well for a variety of users
- Potential for additional income with current month-to-month tenants in place
- Main floor comprised of one to two offices, kitchenette and waiting areas. Second floor has up to three offices and a washroom. Basement is finished as a suite with separate entrance.
- Paved parking lot at the rear of the building plus street parking
- Recent upgrades, including a/c, in this well maintained property

#### CHAD SNOW

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NAI COMMERCIAL REAL ESTATE INC.  
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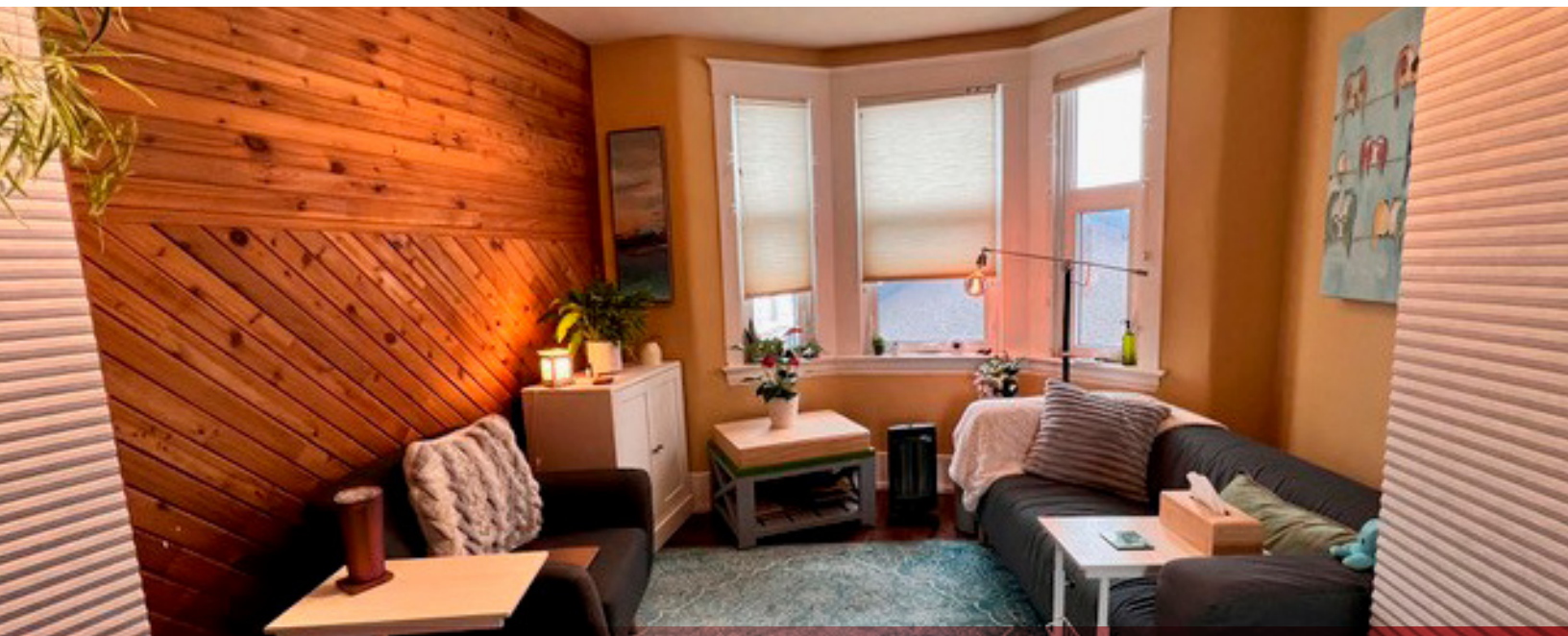
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**ADDITIONAL INFORMATION**

BUILDING SIZE	1,403 sq. ft.± plus basement
LOT SIZE	4,354 sq. ft.± (404.455 m <sup>2</sup> )
LEGAL DESCRIPTION	Plan I17, Block 121, Lot 37
ZONING	MU (Mixed Use)
YEAR BUILT	1915
NEIGHBOURHOOD	Strathcona
SALE PRICE	\$624,900
PROPERTY TAXES	\$15,063.74 (City of Edmonton, 2025)



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