

# AUTO DEALERSHIP BUILDING

3403 93 STREET NW, EDMONTON, AB T6E 6A4

FOR SALE



## PROPERTY DETAILS

Prime investment property in South Edmonton. Former Millwoods Suzuki Dealership. Distinct pride of ownership! Fully leased with two tenants. Well maintained building.

## HIGHLIGHTS

- High exposure Southside location
- Well-maintained, unique building with showroom.
- Fully leased
- Extra land for development

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

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# PROPERTY DETAILS

Address:	3403 93 St NW, Edmonton, AB T6E 6A4
Legal Description:	Plan 7821551 Block 10 Lot 10
Zoning:	CB2
Year Built:	2000
Main Floor:	9,898 SF +/-
Upper Floor:	3,629 SF +/-
Total Build Area:	13,527 SF +/-
Lot Area:	1.64 Acres
Parking:	92 stalls + Extra land
Overhead Doors:	6
Service Area Setup:	3- Oil & Lube Bays, 4- Service Bays, 1- Wash Bay
Exposure:	34 Avenue
Taxes:	\$65,853.76 (2021)

- The building has: Showroom Area and Service Area
- Showroom Area: Main Floor: 3914 SF + Upper: 1990 SF; Total: 5904
- Service Area: Main Floor 5984 SF + Upper: 1639 SF; Total: 7623 SF
- Whole Building: Main Floor: 9898 SF + Upper: 3629 SF; Total: 13,527 SF

## SALE DETAILS

- Price: Market
- VTB might be available!



# THE AREA



## DEMOGRAPHICS | 2 KM RADIUS



Population (2018):  
Residents: 13,498  
Pop. Growth 2018 - 2023: 2.54%



Vehicles Per Day (2018):  
34 Ave NW: 24,300 VPD  
93 St NW: 2,200 VPD  
91 St NW: 32,000 VPD



Household Income (2018):  
AHI: \$92,000  
47.2% of households earn over \$100,000

