# **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



**RE/MAX EXCELLENCE** 

COMMERCIAL DIVISION

#### Syamal Raha

Associate Broker E: Syamal.Raha@AlbertaCRE.ca D: 780.710.7000

#201, 5607 199 Street Edmonton, AB T6M 0M8

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

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017 - 2019

# **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!



CommercialYEG.ca #1 RE/MAX Commercial Team Worldwide 2017 - 2019\* O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017 - 2019\*

# THE AREA



## DEMOGRAPHICS | 2 KM RADIUS



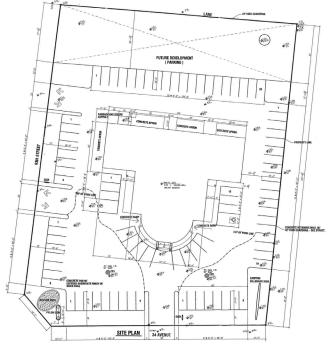
Population (2018): Residents: 13,498 Pop. Growth 2018 - 2023: 2.54%



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



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



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

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017 - 2019\*