

FOR SALE

INVESTMENT PROPERTY



COMMERCIAL BUILDING WITH EXCESS LAND

9241 & 9265 34A Ave, Edmonton, AB

Property Description

Land and building for sale in Strathcona Industrial Park. Prime location off 34th Avenue is convenient and easily accessible by both vehicular and public transit, with many nearby amenities. Main floor of the building is approximately 18,000 SF events space & banquet hall with a full commercial kitchen. The second floor is comprised of 5 units ranging in size from 1,200 to 1,800 SF and is fully leased. The neighboring land parcel of 1.02 ac +/- is included in the sale, which has been approved to be condominimized, adding excellent upside.

\$7,900,000

SALE PRICE

0.96 ACRES

LOT SIZE

9241 34A AVE

1.02 ACRES

LOT SIZE

9265 34A ACRES

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PROPERTY DESCRIPTION

Highlights

- Concrete construction, stucco exterior
- 2 sheds at the rear of the building
- Main floor ceiling height ranges from 10' to 20', dependent on the partial nature of the second-floor
- Main floor banquet space has undergone various upgrades, including its kitchen and lighting

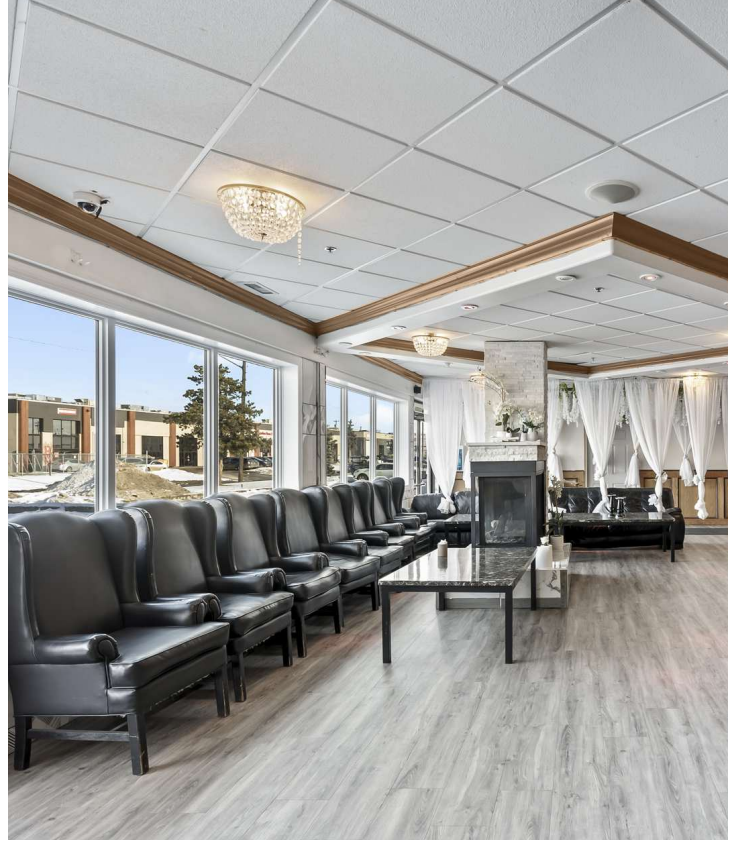
Unit 1: \$2400/monthly - professional office

Unit 2: \$800/monthly - entertainment company

Unit 3: \$1000/monthly - entertainment company

Unit 4: \$2900/monthly - religious group

Main Floor: Owner/Operator - Banquet facility






Property Details

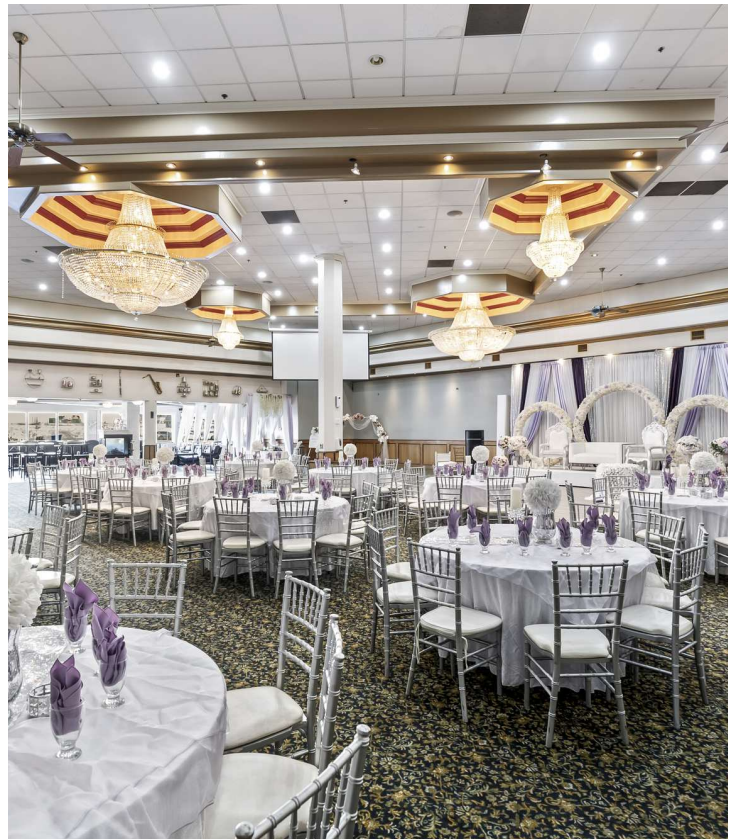
Land & Building:	9241 34A Ave. NW, Edmonton, AB T6E 5T6 (2 access points)
Land Only:	9265 34A Ave. NW, Edmonton, AB T6E 5P4 (2 access points + 2 cross lot access)
Property Type:	General Business District
Zoning:	Business Commercial
Floors:	2 Floors
Total Building Size:	25,600 SQFT +/-
Lot Size:	0.96 Acres: 9241 34A Ave 1.02 Acres: 9265 34A Ave
Current Income Generated:	\$450,000 Net Annually
2023 Taxes:	\$99,409.10 (Land & Building) \$25,414.89 (Land Only)

LOCATION



Demographics Minchau District

	Population (2016)	3,260
	Average Income (2016)	\$90, 846
	Vehicles Per Day	93 ST NW 2,300. 34 AV NW 20, 600



ADDITIONAL PHOTOS

