

# FOR SALE

±4,881 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**#303, 9811 34 Avenue, Edmonton, AB**

## OWNER-USER OFFICE IN PARSONS INDUSTRIAL

### Property Highlights

- Functional and flexible office layout with a mix of boardroom and offices
- Excellent front-and-center signage opportunity
- Surrounded by strong, active businesses generating consistent traffic
- 8 on-site parking stalls included. Additional visitor parking conveniently located at the front of the property
- Owner-user opportunity



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

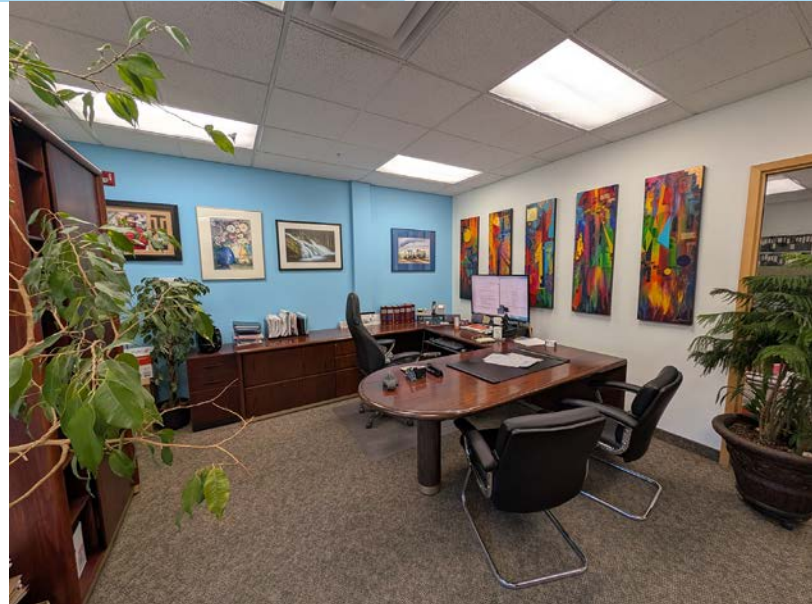


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## SIGNAGE OPPORTUNITY



### COMPARABLE SALE #1

**Address:** 9807 34 Avenue  
**Property Type:** Office  
**Building Size:** 4,171 Sq. Ft.  
**Sale Price:** \$1,500,000  
**Price per SF:** \$359.63 PSF  
**Sale Date:** 2022

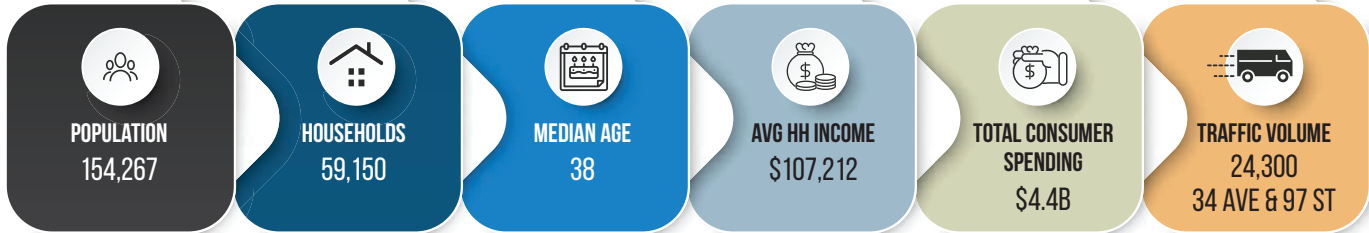
### COMPARABLE SALE #2

**Address:** 9807 34 Avenue  
**Property Type:** Office  
**Building Size:** 3,702 Sq. Ft.  
**Sale Price:** \$1,349,997  
**Price per SF:** \$364.67 PSF  
**Sale Date:** 2021

### SUBJECT PROPERTY - FAVORABLY PRICED RELATIVE TO COMPARABLE SALES

**Address:** #303 9811 34 Avenue  
**Property Type:** Office  
**Building Size:** 4,881 Sq. Ft.  
**Sale Price:** \$1,610,730.00  
**Price per SF:** \$330.00 PSF

## Demographics within 5KM



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Owner-User Office in Parsons Industrial

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## Property Information

**Municipal Address:** #303, 9811 34 Avenue, Edmonton, AB

**Legal Address:** Unit 12, Plan O125954

**Size:** 4,881 Sq. Ft. (+/-)

**Zoning:** BE (Business Employment)

**Parking:** 8 Designated surface parking  
Visitor surface parking

**Passenger Elevators:** 2

**Possession:** Immediate/negotiable

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**Purchase Price:** \$1,610,730.00

**Taxes:** \$7.42/Sq. Ft.

**Condo Fee:** \$1,976.69/Month

## Contact

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