

FOR SALE

PROFESSIONAL COMMERCIAL OFFICE SPACE

NAICommercial



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

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

FOR SALE

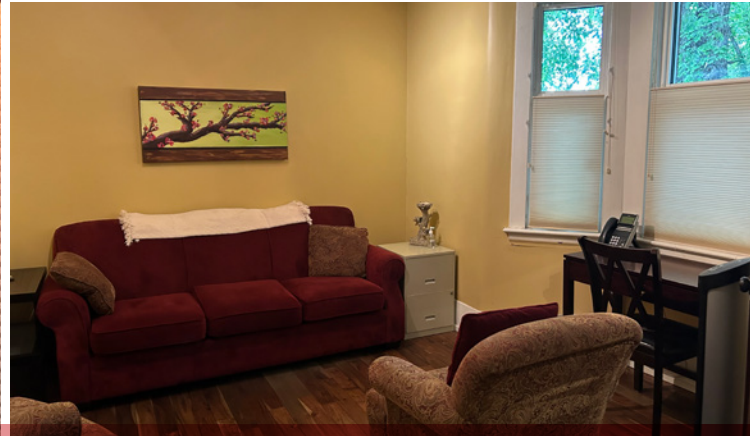
PROFESSIONAL COMMERCIAL OFFICE SPACE

NAI Commercial

9853 90 AVENUE | EDMONTON, AB

ADDITIONAL INFORMATION

BUILDING SIZE	1,403 sq. ft.± plus basement
LOT SIZE	4,354 sq. ft.± (404.455 m ²)
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)



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

7849-CS25

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.