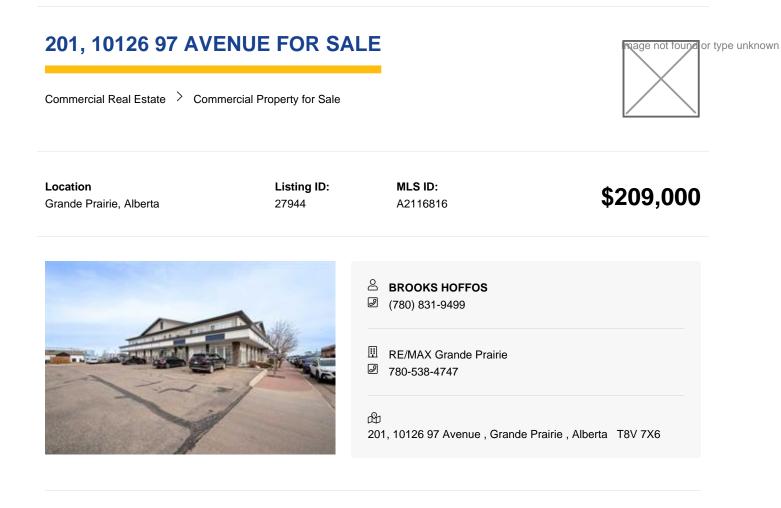


Generated: Jul 1, 2025, 11:59:30

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Transaction Type For Sale	Days On Market 465	<b>Zoning</b> CC
Subdivision	Year Built	Structure Type
Central Business District	2001	Office
Property Type	Property Sub Type	Legal Plan
Commercial	Office	0125170
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1119.00	103.96	N/A
Restrictions	Reports	
None Known	None	

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 1119 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 5 offices, open bullpen or reception area & two washrooms. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$185 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!

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