

FOR SALE

NAI Commercial

WINDERMERE OFFICE SPACE



#307, 316 WINDERMERE ROAD | EDMONTON, AB | OFFICE

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase small office space in highly coveted Windermere neighbourhood
- Third floor suite totaling 855 sq.ft.± built out with reception, storage, nicely finished boardroom and open work area
- One titled underground parking stall included in purchase price with additional surface parking available.
- High traffic residential and commercial surroundings makes this a strategic location for a multitude of potential users
- Located just off Windermere Boulevard with easy access to Terwillegar Drive and the Anthony Henday

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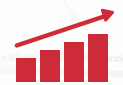
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19,900
WINDERMERE BLVD SW W OF
TERWILLEGAR DR SOUTHBOUND SW



90,296
DAYTIME POPULATION



3.3%
ANNUAL GROWTH 2023 - 2033



10,906 **780**
EMPLOYEES BUSINESSES



\$3.5B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410

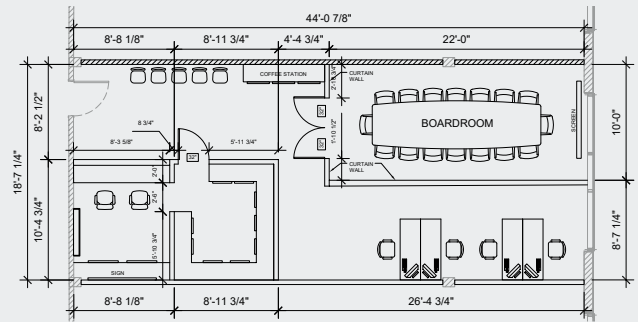


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ADDITIONAL INFORMATION

SIZE AVAILABLE	855 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1620168, Unit 215
ZONING	DC2
AVAILABLE	Immediately
CONDO FEES (2024)	\$648/month (including utilities - gas, power, water and internet)
PROPERTY TAXES	\$10,730.77 (2024)
SALE PRICE	\$495,000

FLOOR PLAN:



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

