

FOR SALE OR LEASE

ARGYLL OFFICE CONDO

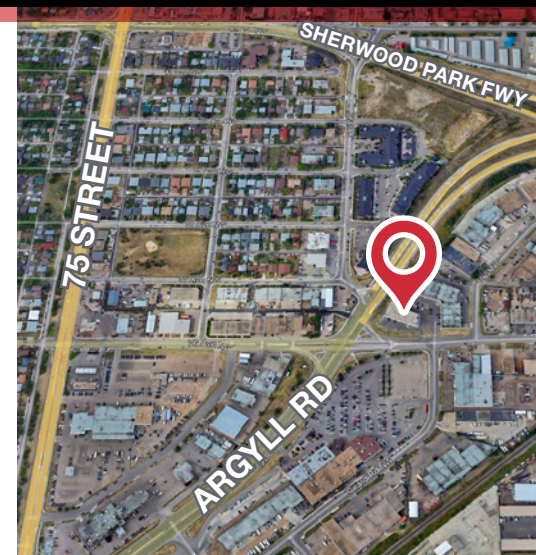
NAI Commercial



#211, 6958 - 76 AVENUE | EDMONTON, AB | 2ND FLOOR OFFICE CONDO

PROPERTY HIGHLIGHTS

- Nicely finished 1,214 sq.ft.± second floor office condo
- Currently built out with open concept entry, kitchenette, washroom and two offices
- Significant residential population in the area as well as close proximity to a multitude of commercial amenities
- Pylon and fascia signage available
- Common area washrooms as well as private washroom within unit
- Excellent exposure location along Argyll Road and 76 Avenue with easy access to Sherwood Park Fwy (100 Ave)



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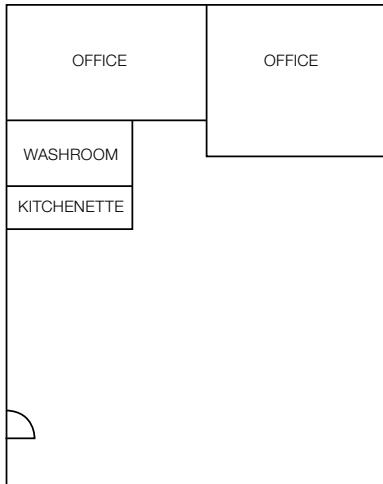
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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,214 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1621131 Unit 28
ZONING	Business Employment (BE)
AVAILABLE	Immediately
YEAR BUILT	2014
LEASE RATE	\$14.00/sq.ft./annum net
OPERATING COSTS	\$14.00/sq.ft./annum (2024 estimate) includes building insurance, property tax, common area maintenance and management fees
CONDO FEES	\$457.66 per month plus GST (2023 budget)
PROPERTY TAXES	\$7,745.59 (2023)
SALE PRICE	\$316,000

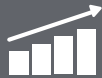


FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



116,166

DAYTIME POPULATION



2.7%

ANNUAL GROWTH 2023 - 2033



89,494 **6,855**

EMPLOYEES BUSINESSES



\$3.79B

TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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