

FOR SALE

WINDERMERE GATE PLAZA

NAI Commercial



UNIT 101, 6251 ANDREWS LOOP SW | EDMONTON, AB | RETAIL/OFFICE CONDO

#### PROPERTY DESCRIPTION

- Located in South west Edmonton
- Developed with open showroom area area plus 1 bathroom
- Lease in place to December 2027
- 200 amp power (TBC)
- Surface row parking
- Well maintained and managed property
- Easy access to Rabbit Hill Road and Anthony Henday Drive

#### DANIEL A. AMERO

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



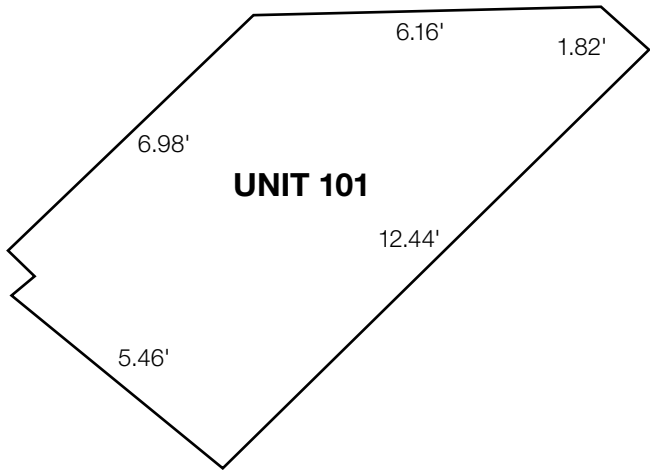
780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	792 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan: 1623758 Unit 1
ZONING	DC1
AVAILABLE	30 days
YEAR BUILT	2016
CEILING HEIGHT	11 ft.
HEATING	HVAC
POWER	200 amp
PARKING	Double row
CONDO FEES	\$656.41 per month (2023)
PROPERTY TAXES	\$9,544.43 (2023)
SALE PRICE	<del>\$499,000</del> <b>REDUCED TO \$475,000</b>



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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