# FOR SALE
# 1260 91 STREET OFFICE BUILDING
Edmonton AB




**IDEAL 17,894 SF OWNER/USER OR INVESTOR BUILDING**

**PLUS 2,715 SF GARAGE ON 1.48 ACRES**

CUSHMAN & WAKEFIELD Edmonton

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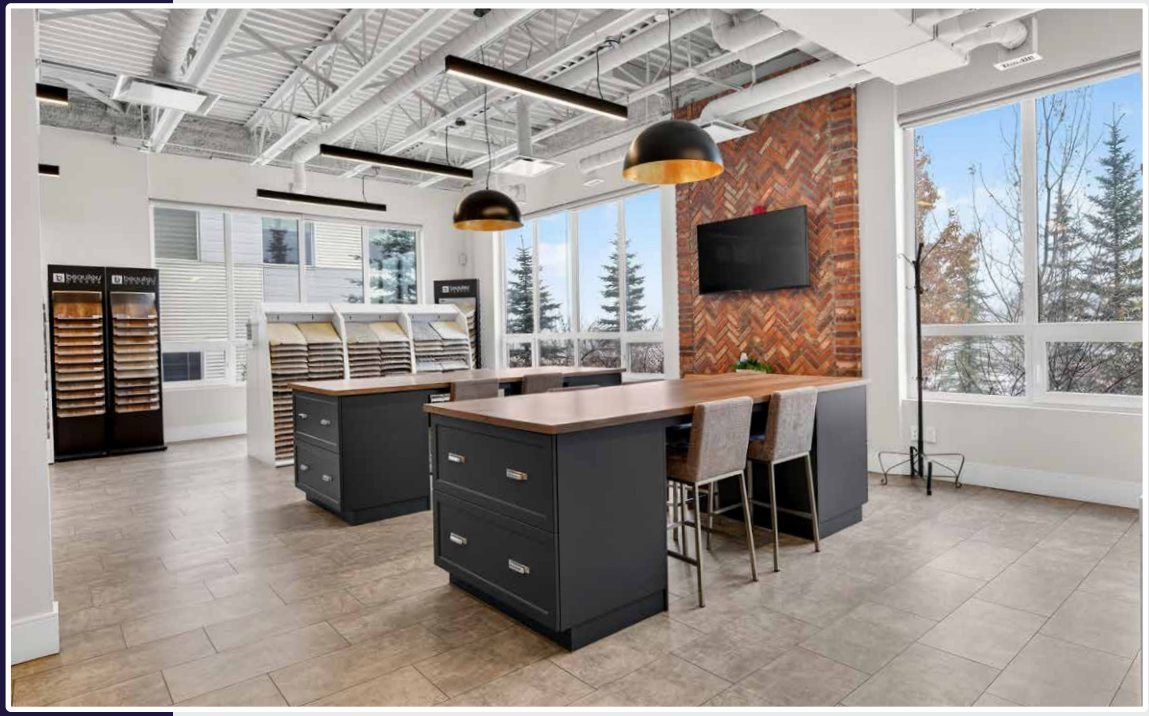
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# PROPERTY HIGHLIGHTS

- Excellent location off 91 Street, South of Anthony Henday, and close to Highway 2 in close proximity to the Edmonton International Airport and South Edmonton Common.
- Vendor willing to lease back the entire building for one year and then one floor, 8,947 SF for a five year term thereafter.
- Excellent parking with 70 surface stalls.
- Good exposure onto 91 Street.
- 2,715 SF garage and storage building.
- Small dock loading.





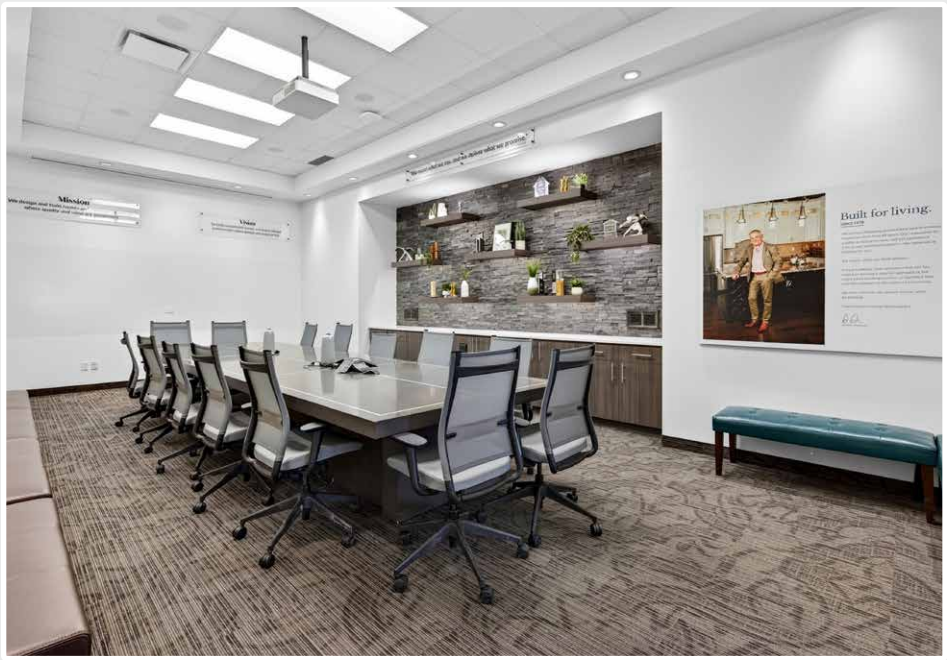






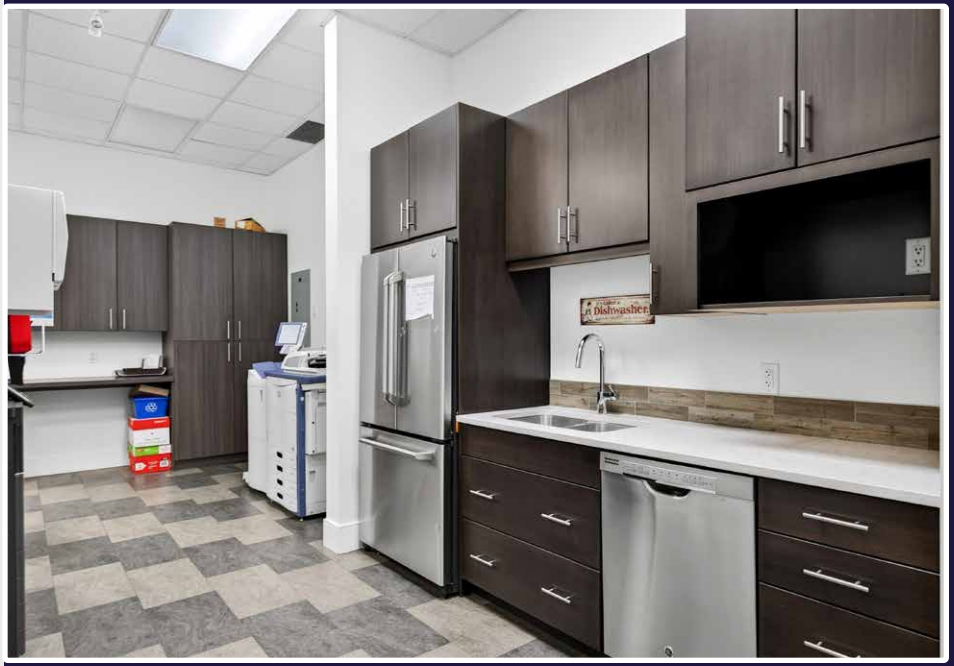
# PROPERTY DETAILS

| | |
|---|---|
| **MUNICIPAL ADDRESS** | 1260 91 Street SW, Edmonton AB |
| **LEGAL DESCRIPTION** | Plan: 0728307, Block: 1, Lot: 3 |
| **ZONING** | EIB |
| **SITE SIZE** | 1.48 Acres |
| **BUILDING SIZE** | 17,894 SF |
| **BUILDING AGE** | 2014 |
| **BUILDING CONSTRUCTION** | Steel frame and concrete |
| **PARKING** | 70 surface parking stalls |
| **PROPERTY TAXES** | $147,136.31 |
| **AVAILABILITY** | Negotiable |
| **LEASE RATE** | Market |
| **OPERATING COSTS** | $15.62 |
| **SALE PRICE** | $6,700,000 |


Built for living.





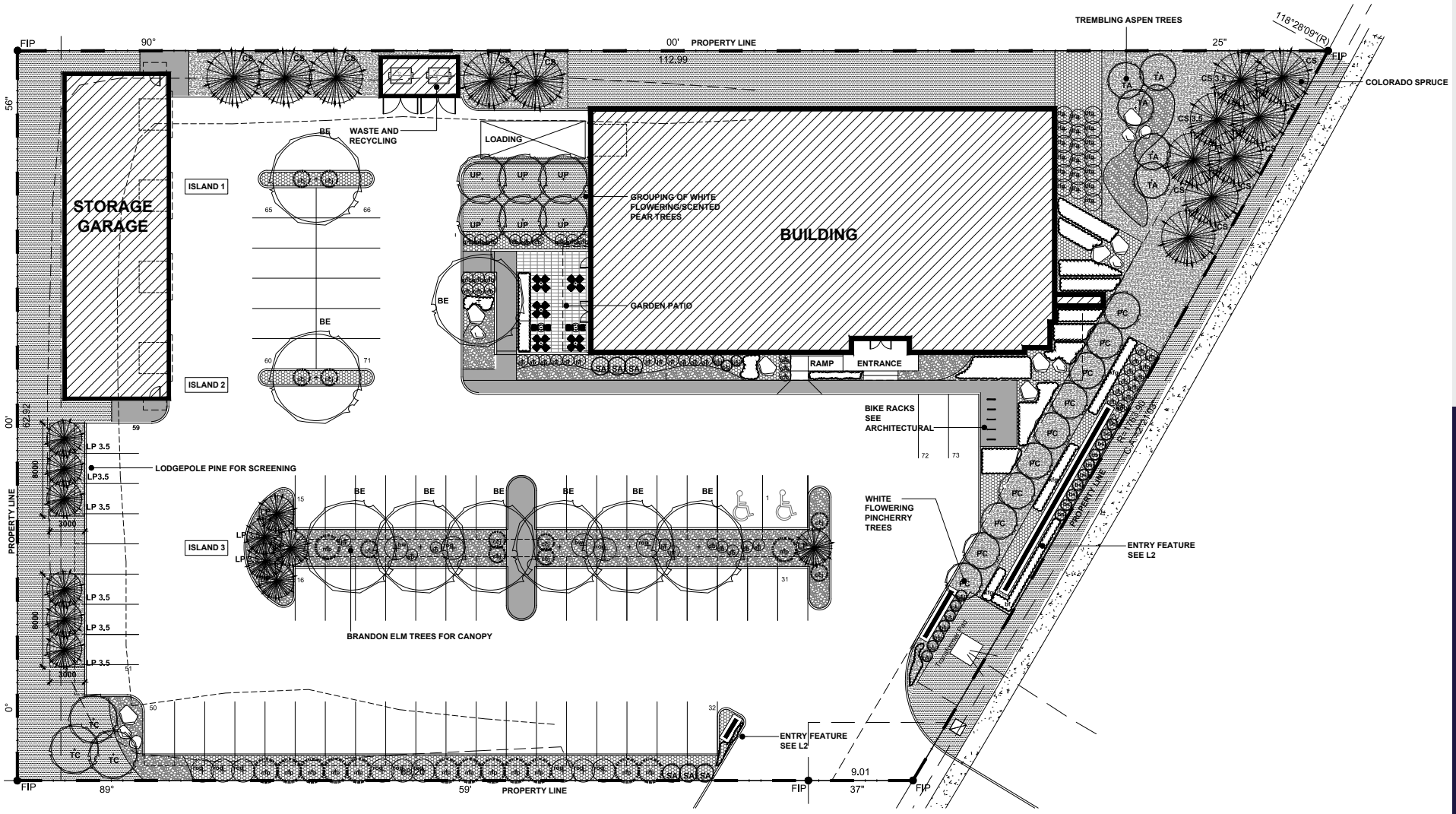

Dishwasher




1260 91 Street

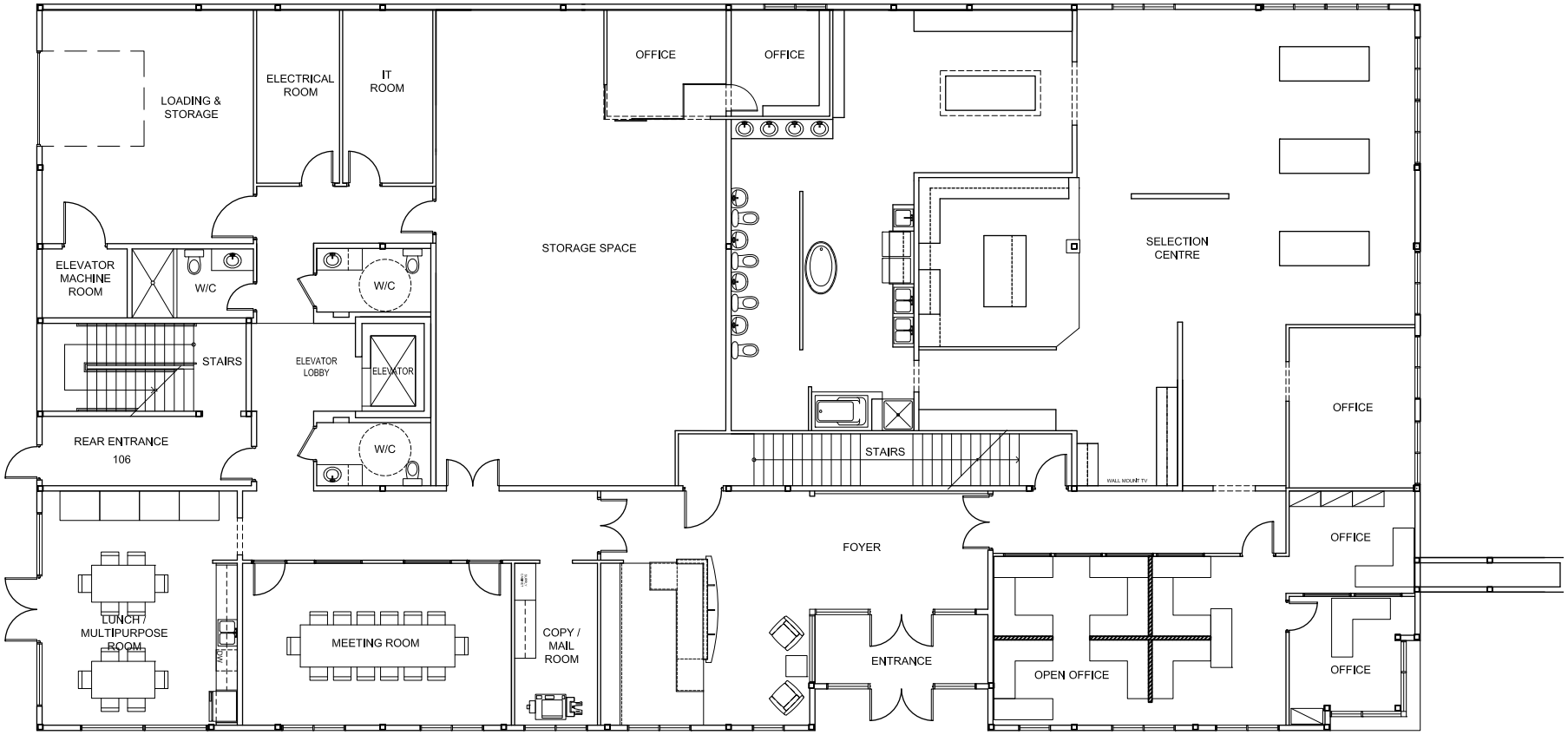


# SITE PLAN



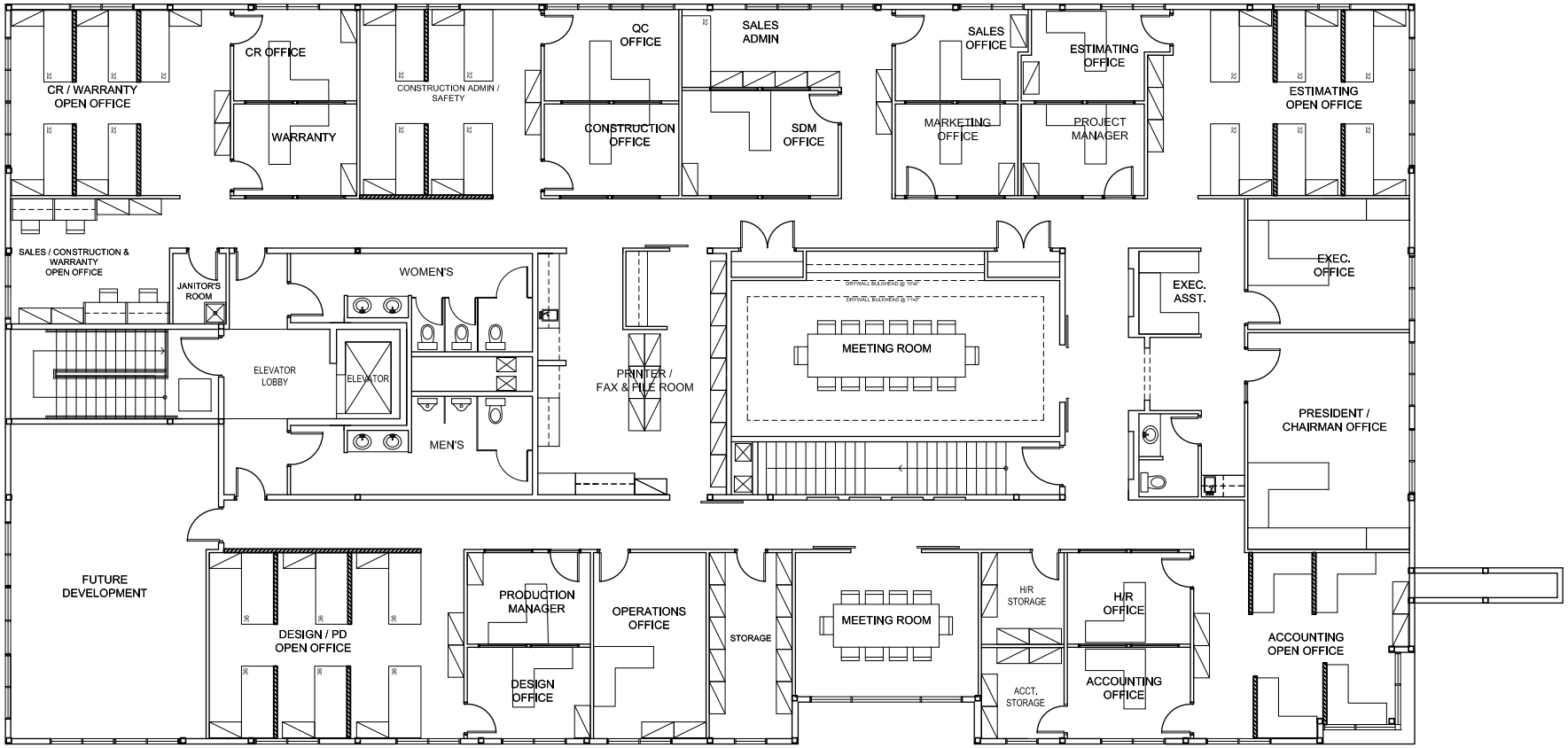

*Final site plan should be done by the purchaser to verify area.

# MAIN FLOOR



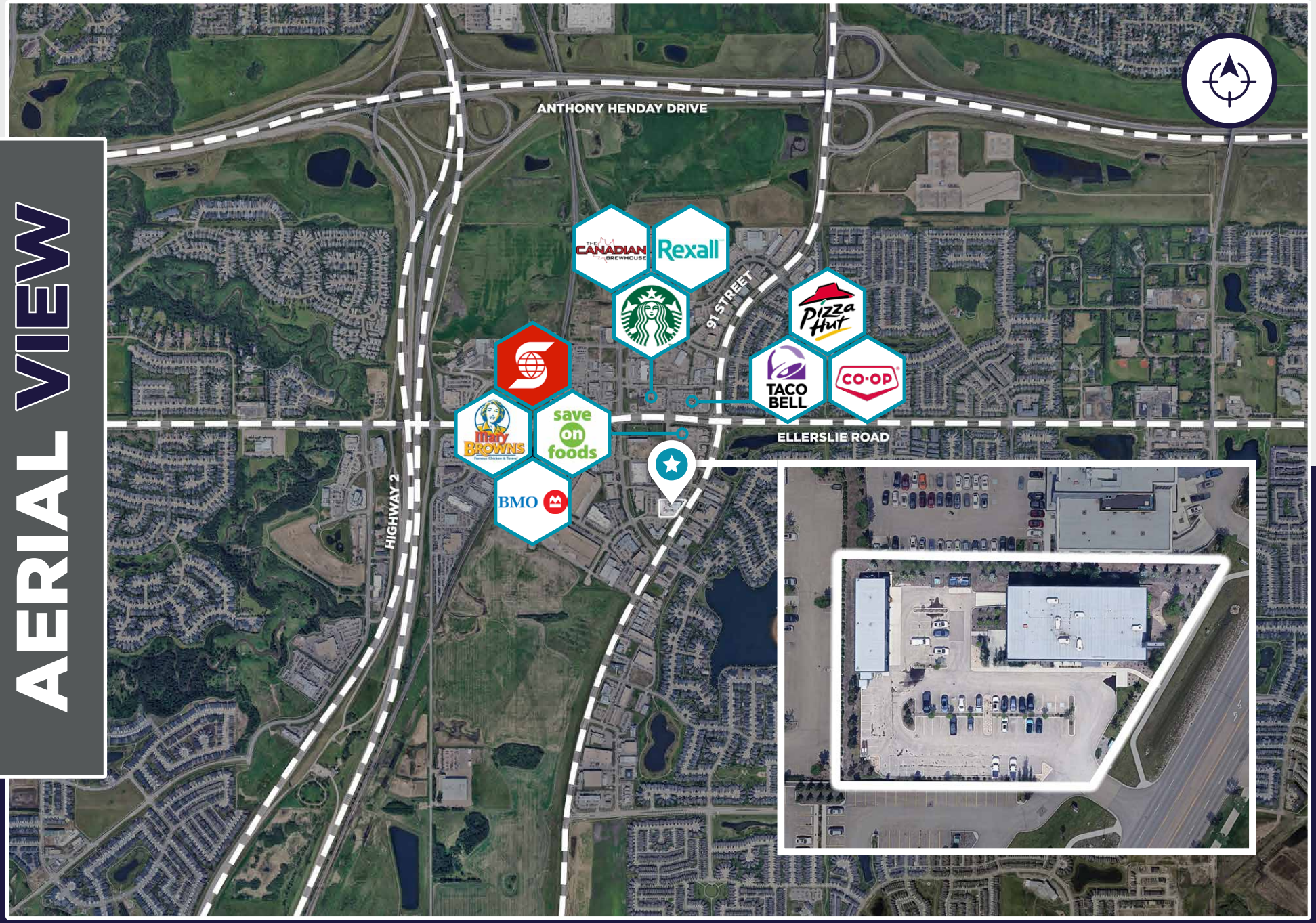

*Floor plans should be measured by the Purchaser and verified to confirm as built layout and area

# SECOND FLOOR




*Floor plans should be measured by the Purchaser and verified to confirm as built layout and area

# AERIAL VIEW


ANTHONY HENDAY DRIVE
91 STREET
ELLERSLIE ROAD
HIGHWAY 2
THE CANADIAN BREWHOUSE
Rexall
Pizza Hut
TACO BELL
CO-OP
Mary BROWNS
save on foods
BMO

# KEEP IN TOUCH

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