

GATEWAY BUSINESS CENTRE

101 - 1803 91 ST EDMONTON, AB

FOR SALE
OR LEASE



PROPERTY HIGHLIGHTS

Perfect opportunity to own in Summerside! This price can't be beat for a great location off 91st SW. This is a northwest corner facing unit with large windows for great natural light! At 1338 sq ft (+/-), you have an empty shell with which to work. An entrance with fob access after hours and only 3 other owners in your section of the building gives you the feeling of privacy from the bustle of the rest of the complex. Two dedicated parking stalls have been assigned to this unit right out front. This building is almost at capacity with a variety of businesses already established. This unit is also available for lease at a great rate!

PROPERTY DETAILS

Address:	101-1803 91 St Edmonton, AB
Legal Description:	0729580
Development Size:	38,900 SF +/- Two Storey
Zoning:	EIB
Lease Rate:	\$19 PSF
Sale Price	\$452,000
Condo Fees:	\$521.83/month
Property Taxes:	\$8920/year
Space Available:	1,338 SF +/-
Possession:	Negotiable
Year Built:	2017
Parking:	2 dedicated stalls, scramble

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COMMERCIAL DIVISION

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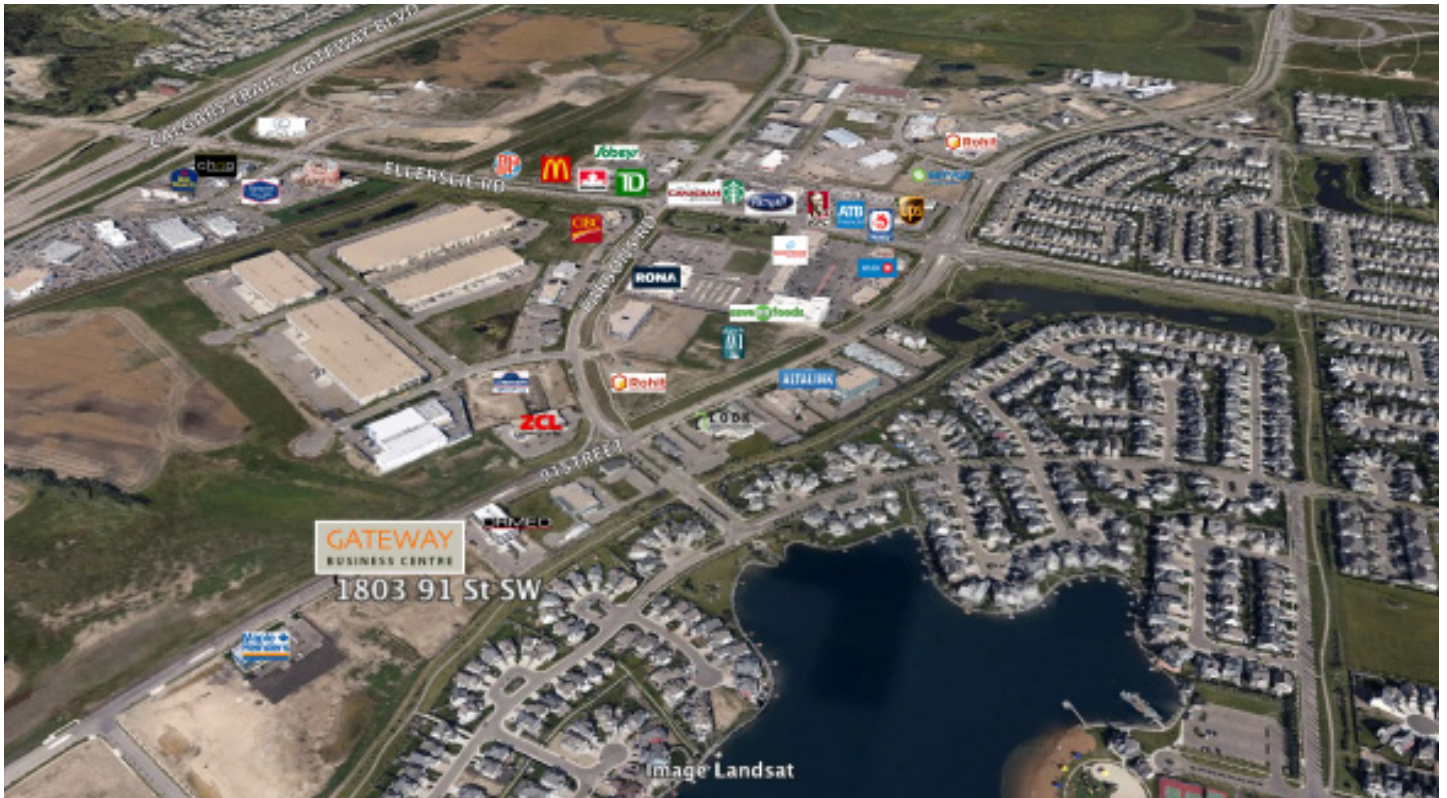
D: 780-504-2379

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and such as, cannot be warranted nor form a part of any future contract.

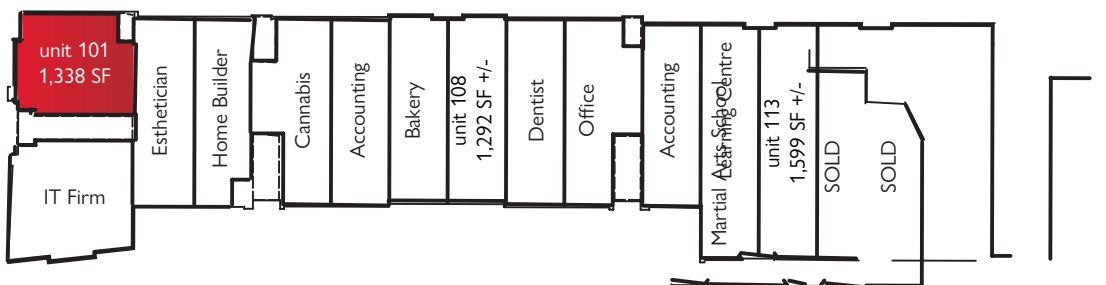
FOR SALE

MAP



FLOOR PLAN

Main Floor



Second Floor

