

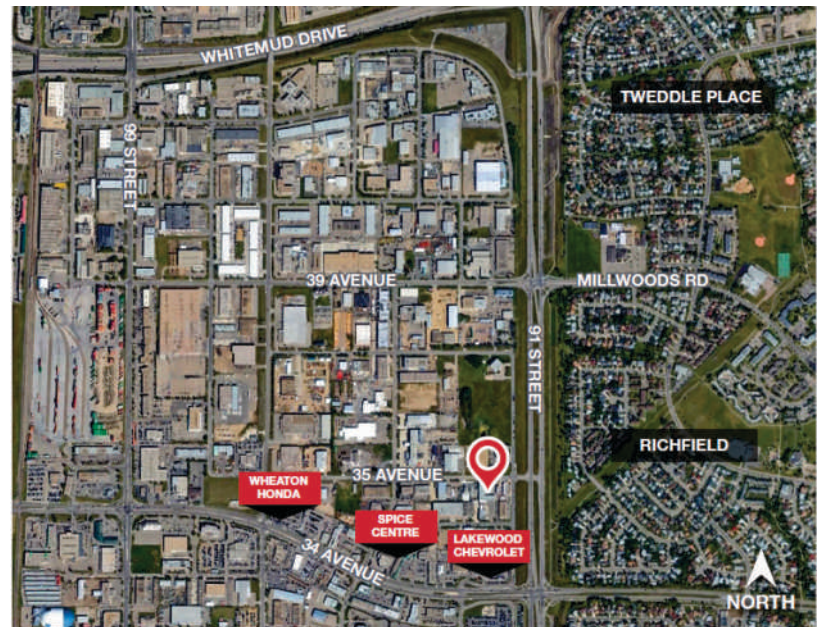
PLAZA 35

9129 35 AV NW, Edmonton, Alberta T6E5Y1

FOR SALE



THIS ONE UNIT SHOWN ON MLS - IS UNIT 206. WELCOME to PLAZA 35. DC2 Zoning. Priced to SELL. Brand NEW Condos-POSSESSION READY! Main Floor Unit #105 & 105A Combined (4,778 SF) Priced at \$1,313,950/ Second Floor Unit #206 (1580 SF) Priced at \$379,200./Unit #207 (2,858 SF) Priced at \$685,920./ Second Floor Unit #202 (2,404 sq.ft.) Priced at \$601,000. Located just off 91 Street & North of 34th Avenue (Auto Row) in the Heart of Southeast Edmonton. Quick Access to Whitemud Freeway, 34th Avenue, Calgary Trail/QE2 & Anthony Henday. Come Join Existing Businesses - Accounting, Medi Clinic, Immigration, Chiropractor, Law Office & Retail Fashion. PERFECT CENTRE for Retail, Office, Health Care, Restaurants & Professionals. Features - Elevator Access from Lobby (Full Handicap Accessibility). Spacious 2nd Floor Washrooms, LOTS of Parking, Building Signage & Low Condo Fees.\$7.50 Psf/Annum STOP RENTING - OWN YOUR UNIT.



34 Ave NW (22,600 Vehicles per Day)

MLS®:E4204942

9129 35 AV NW, Edmonton, Alberta T6E 5Y1



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

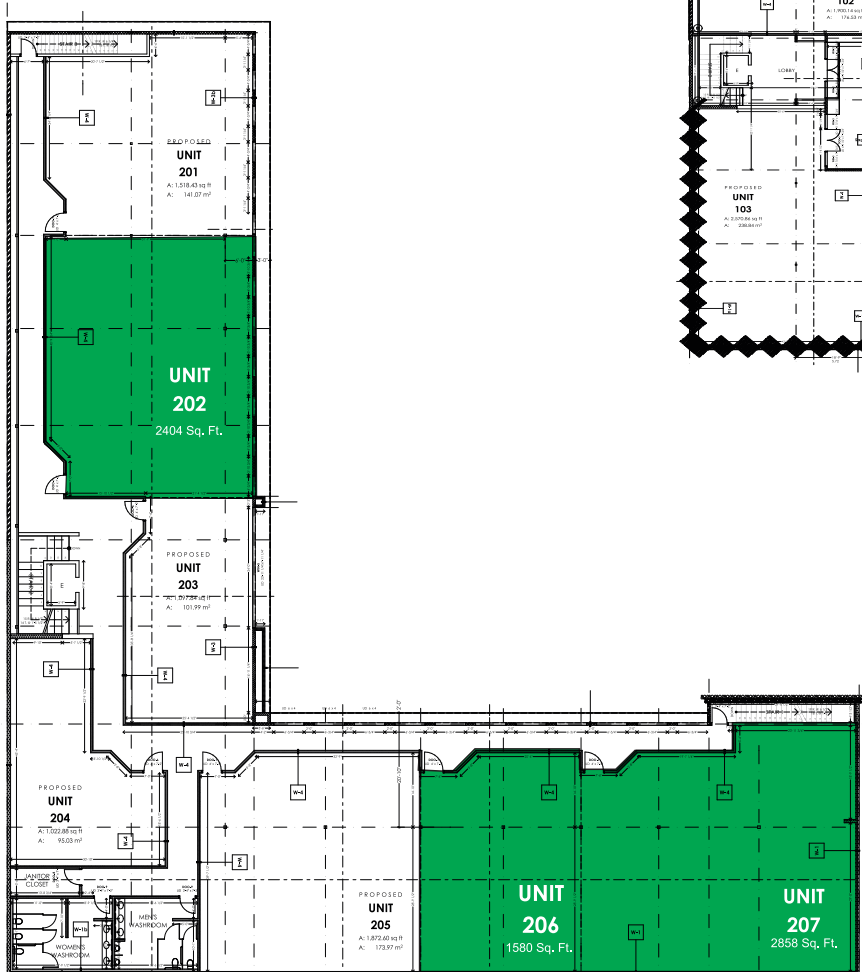
780-450-6300
romi@romisarna.ca
www.romisarna.ca

PLAZA 35

9129 35 AV NW, Edmonton, Alberta T6E5Y1

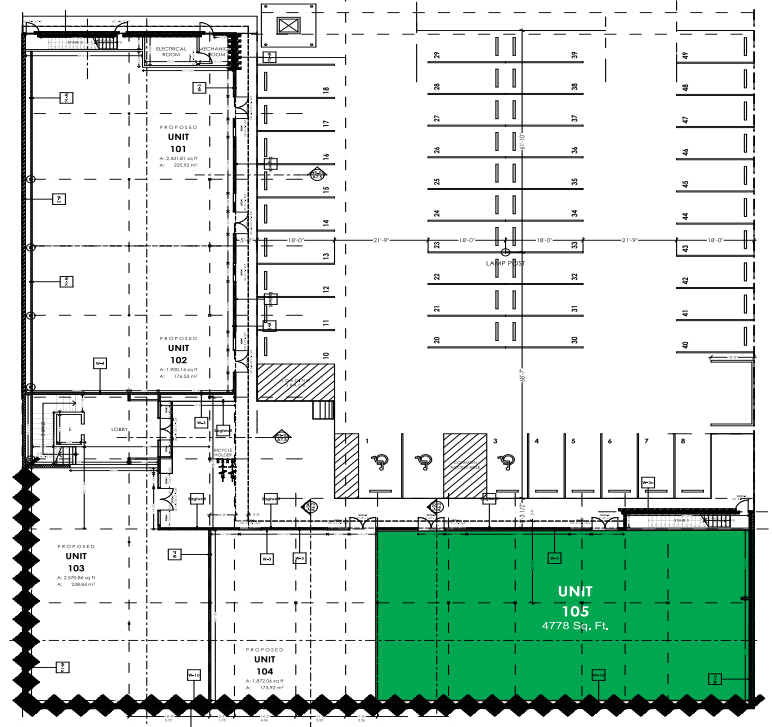
FOR SALE

 Available



Second Floor

Main Floor



- Transaction Type : Sale
- Possession : Immediate
- Legal Description : Condo Plan 1721435 Block 11
- Neighborhood : Strathcona Industrial Park
- Land Use/Zoning : DC2 Site Specific Development Control Provision
- Year Built : 2017
- Parking : 49 Stalls
- SqFt. Subject Space : Multiple Bay Sizes

Operating Costs (Sale):
 \$7.50 Per SqFt Per Annum
 (Estimate 2020) Condo fees include snow removal, landscaping, exterior and common area maintenance and janitorial, building insurance, property management and water, natural gas, and garbage sewer, **EXCLUDES POWER**



Maxwell Polaris-Commercial
 4107 99 Street
 Edmonton, AB T6E 3N4
 Office: 780-450-6300

ROMI SARNA
 & Associates

780-450-6300
 romi@romisarna.ca
 www.romisarna.ca

PLAZA 35

9129 35 AV NW, Edmonton, Alberta T6E5Y1

FOR SALE



MaxWell
Polaris
COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca

PLAZA 35

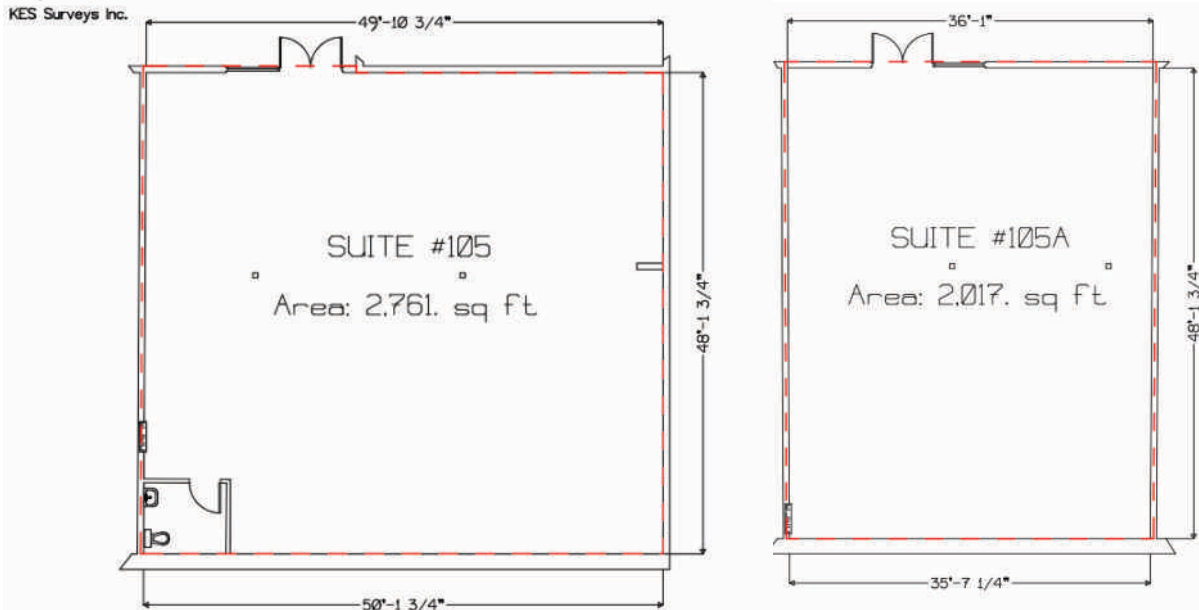
9129 35 AV NW, Edmonton, Alberta T6E5Y1

FOR SALE

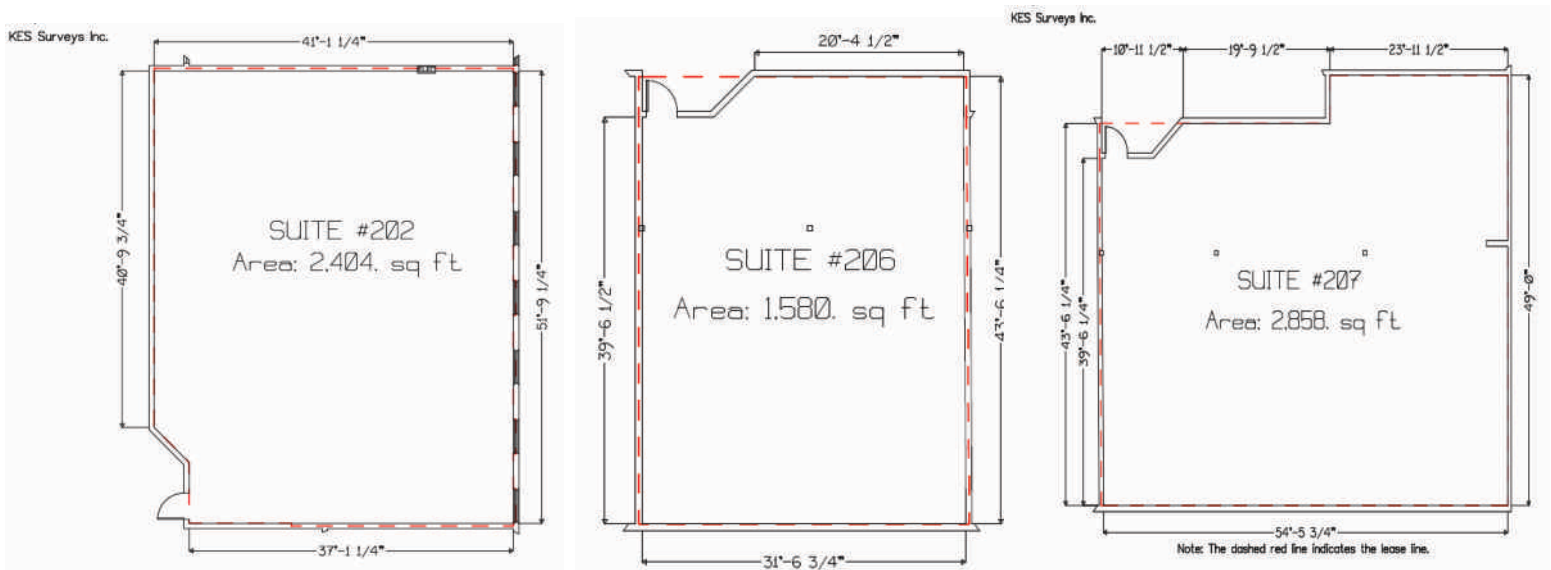
AREA CERTIFICATIONS

(In accordance with the ANSI / Boma (Z65.1-2010)
Standard method of floor measurement for office buildings)
KES Surveys Inc.

Main Floor - Suite #105 & Suite #105A is one unit Total Area: 4,778 Sq. Ft.



Second Floor Suite 202, Suite 206 and Suite 207



MaxWell

**Polaris
COMMERCIAL**

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca

PLAZA 35

9129 35 AV NW, Edmonton, Alberta T6E5Y1

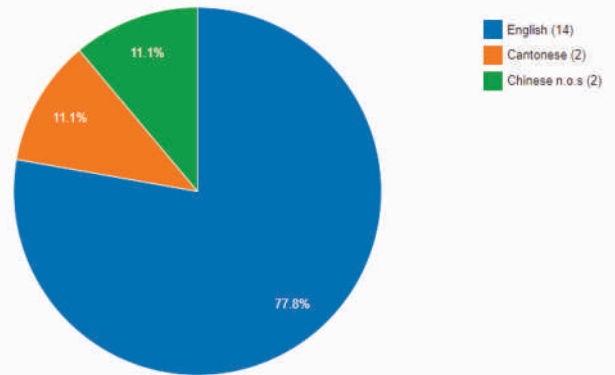
FOR SALE

DC2.1030 ZONING POTENTIAL USES

- Business Support Services
- Commercial Schools
- Convenience Retail Stores
- Creation and Production Establishments
- General Industrial Uses
- General Retail
- Health Services
- Indoor Participant Recreation Services
- Limited Contractor Services
- Major Alcohol Sales
- Media Studios
- Minor Amusement Establishments
- Personal Service Shops
- Private Clubs
- Professional, Financial and Office Support Services
- Religious Assembly
- Specialty Food Services
- Veterinary Services
- Warehouse Sales
- And more...

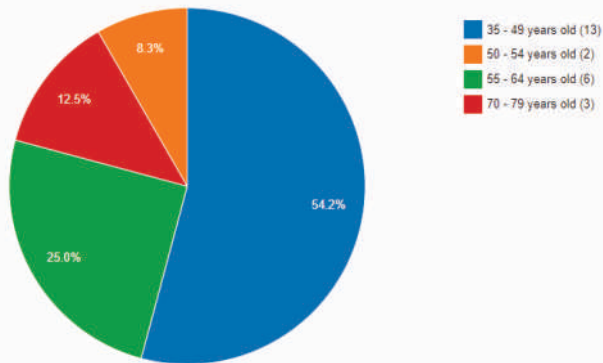
Languages

Self-identified first language or combination of languages spoken in the area.



Population by Age Group

Population grouped according to age in the area containing the listing.



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca