

**FINAL UNITS
REMAINING**

**RARE
PURCHASE
OPPORTUNITY**



FOR SALE/LEASE

Ambleside Plaza

3858 Allan Drive, Edmonton



Commercial
POLARIS



ROMI SARNA
AND ASSOCIATES

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



PURCHASE

Main Floor Sale Rates: \$500/PSF

LEASE

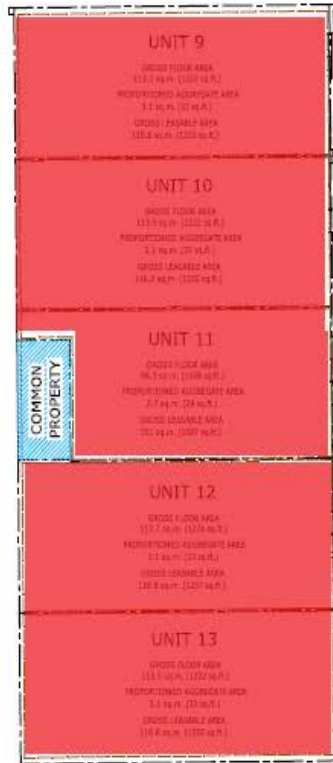
Main Floor Lease Rate: \$35/sqft/annum
Operating Costs (CAC): \$13/sqft/annum (EST 2022)*

*Includes Property Taxes, Common Area Maintenance Insurance and Management Fees

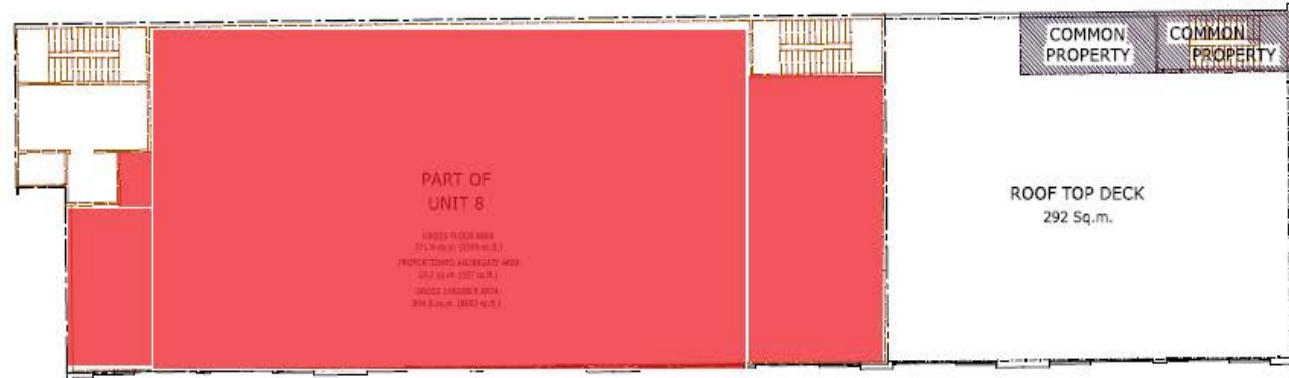
Type: **FOR SALE/LEASE**
Municipal: 3858 Allan Drive, Edmonton
Legal: LOT 1B, BLOCK 10, PLAN 1221696
Possession: Q1 2025



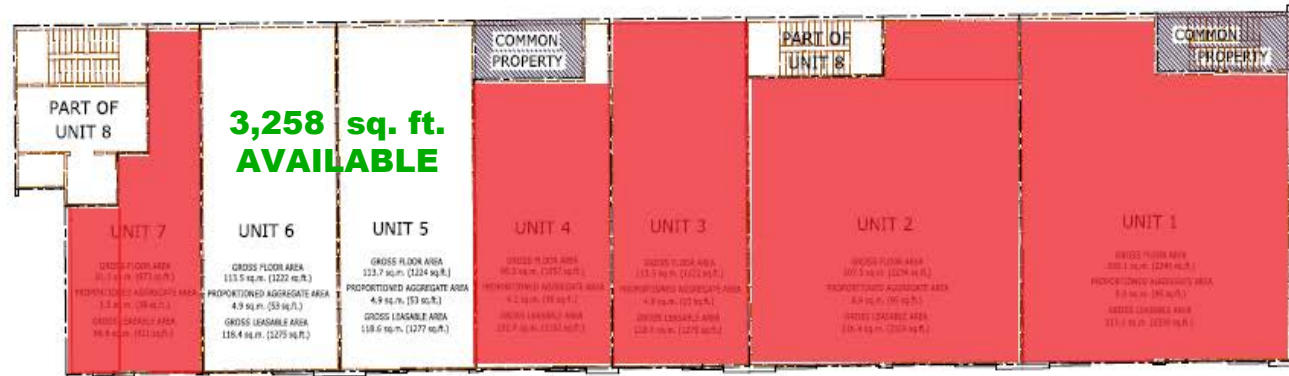
SITE PLAN



MAIN FLOOR
CONDOMINIUM BUILDING B

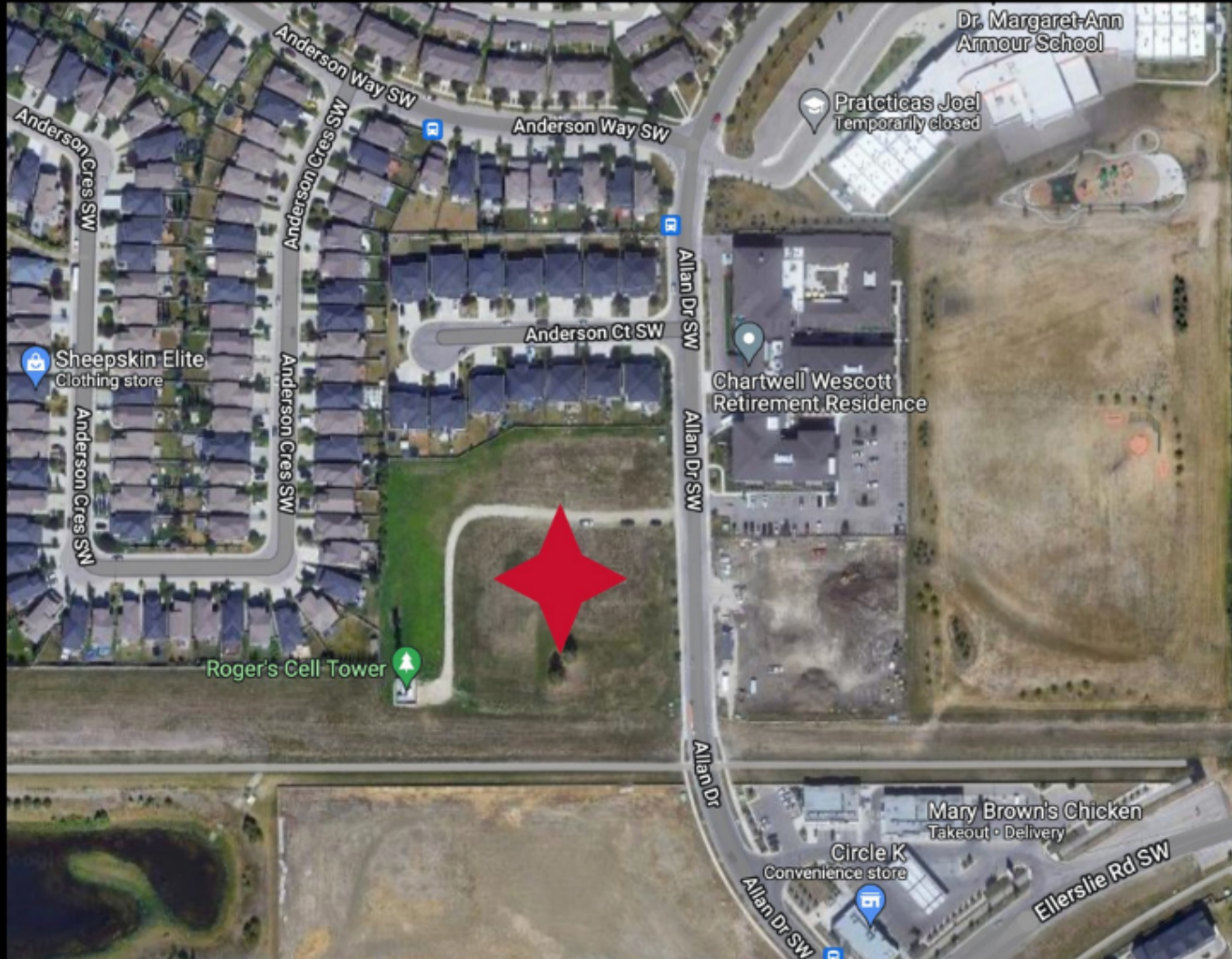


2nd FLOOR



MAIN FLOOR
CONDOMINIUM BUILDING A

AERIAL MAP





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