



For Sale / Lease

91st Street Dealership

9150 34 Avenueue | Edmonton, AB

± 36,983 SF on 7.05 Acres of Land

- Prominent location with excellent visibility
- Rare large land site in the southeast
- Immediate access to major thoroughfares

For more information contact:

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Executive Vice President

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Property Overview



± 36,983 SF

Main Building: ±33,120 SF
West Building: ±3,863 SF



12%

Site coverage ratio
Property sits on 7.05 acres



\$15,856,000

Asking sale price



\$25.00 PSF

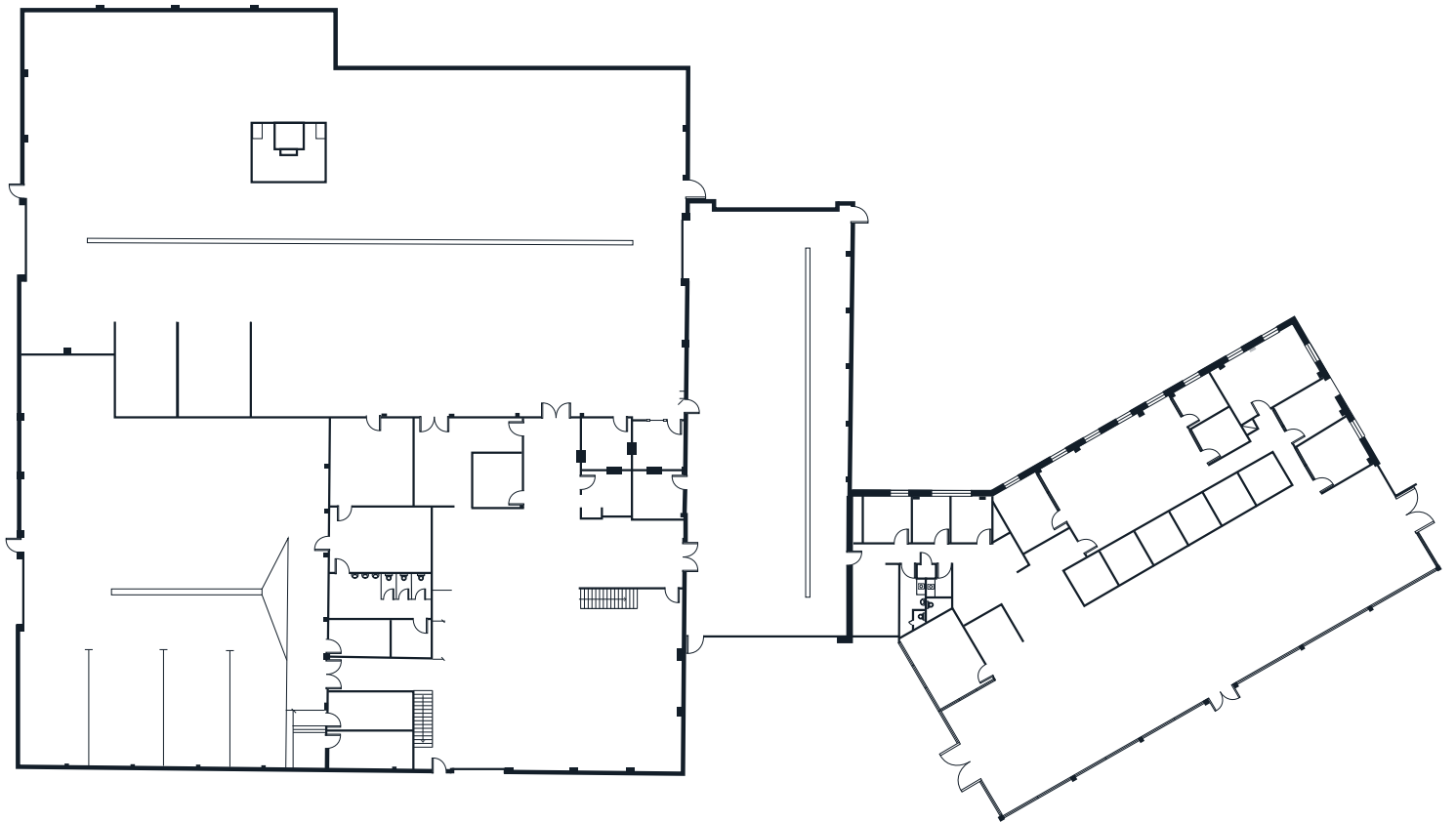
Lease Rate

Main Site



Property Details

Municipal Address	9150 34 Avenue, Edmonton
Legal Description	Plan: 7821552, Block: 10, Lot: 7
Zoning	CG - General Commercial
Building Size	±33,120 SF
Site Size	5.17 Acres
Year Built	1979
Loading	Grade
Yard	Paved
Property Tax (2024)	\$163,819.81



West Site



Property Details

Municipal Address	9210 34 Avenue, Edmonton
Legal Description	Plan 8422100 Blk 10 Lot 7A
Zoning	CG - General Commercial
Building Size	±3,863 SF
Site Size	0.76 Acres
Year Built	1984
Loading	Grade
Yard	Paved
Property Tax (2024)	\$29,757.74

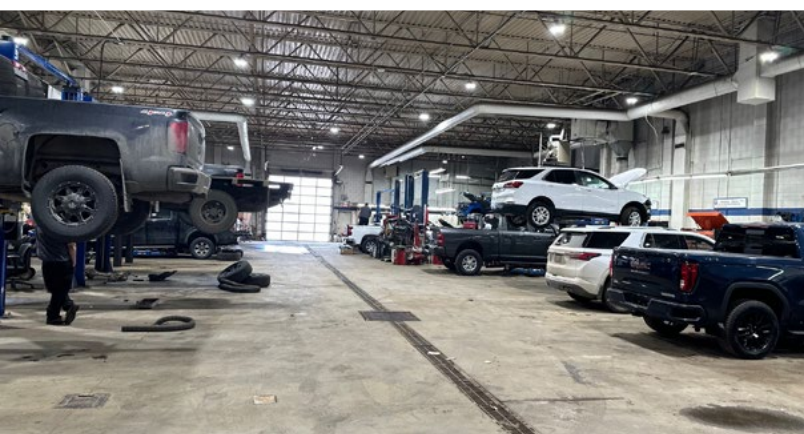


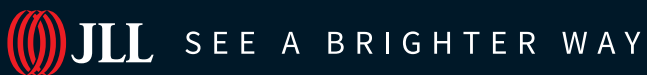
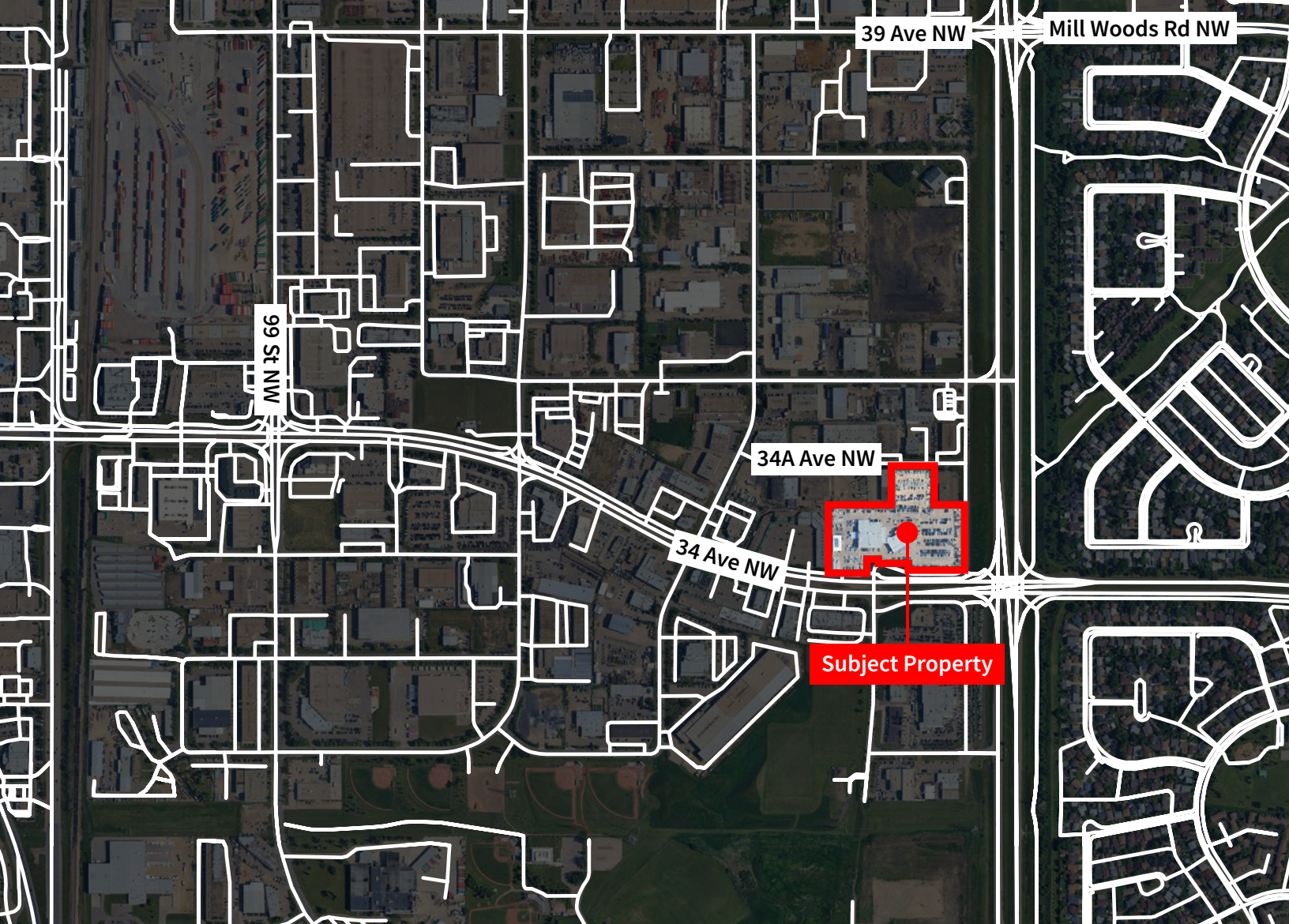
North Site



Property Details

Municipal Address	9131 34A Avenue, Edmonton
Legal Description	Plan: 9525376, Block: 10, Lot: 11
Zoning	BE - Business Employment
Site Size	1.12 Acres
Yard	Graveled
Property Tax (2024)	\$28,950.62





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