



For Sale

53rd Avenue Condo

8703 53 Avenue | Edmonton, AB

3,442 SF with 2nd floor office

- End bay condo unit with small yard component
- Bright second floor office space
- Functional warehouse with grade loading

For more information contact:

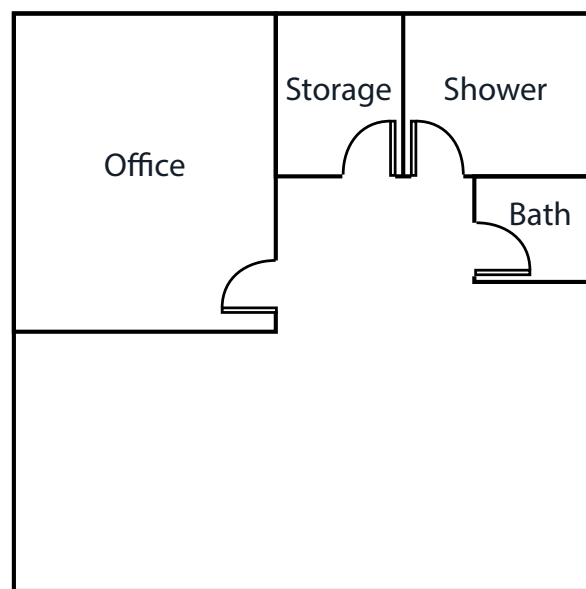
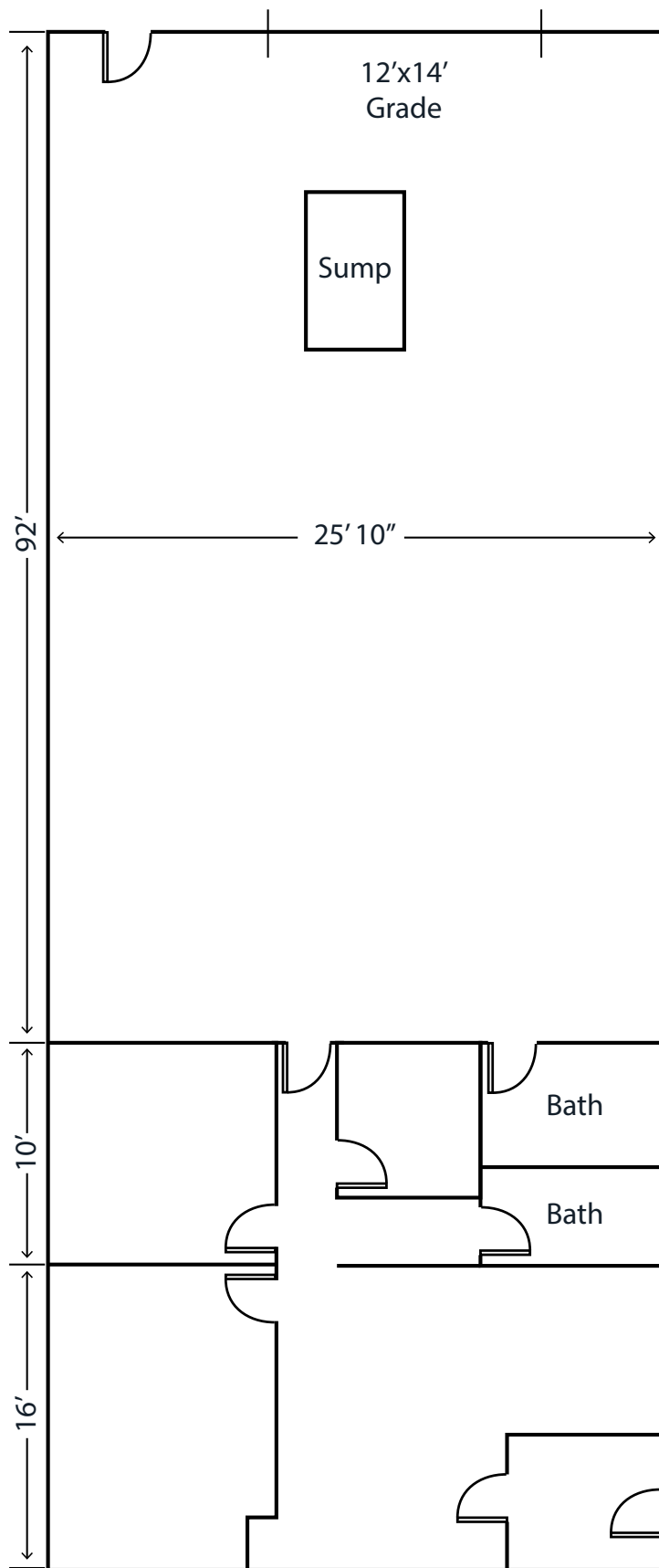
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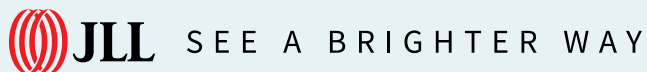
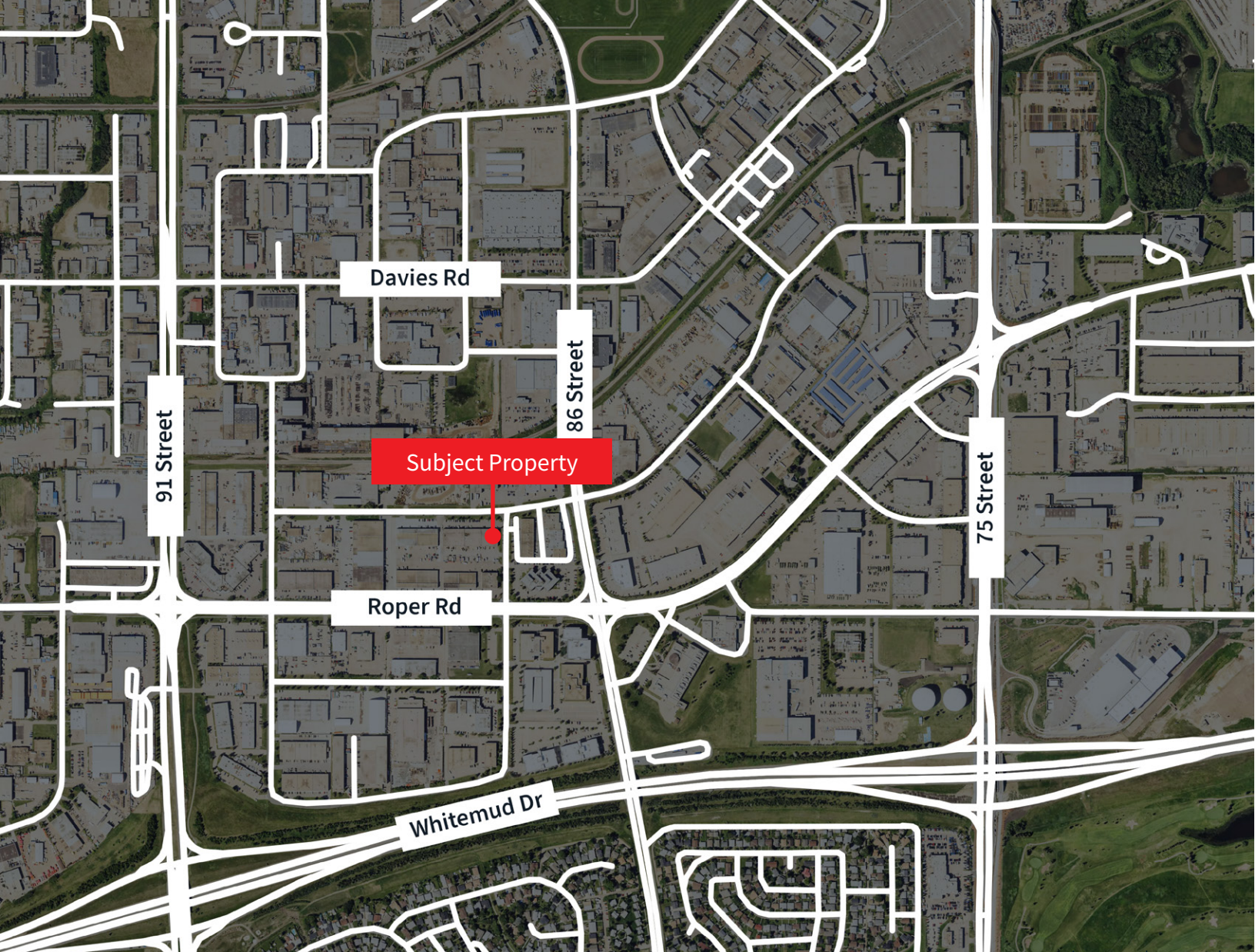
Property Details

| | |
|--------------------------|---|
| Municipal Address | 8703 53 Avenue |
| Legal Description | Plan: 0728025; Condo Unit: 1 |
| Zoning | BE - Business Employment |
| Building Size | 3,442 |
| Year Built | 1980 |
| Construction | Concrete Block |
| Power | 200 Amp, 250 Volt (TBC) |
| Ceiling Height | 16' |
| Heating | HVAC in office, OH heating in warehouse |
| Lighting | LED |
| Sprinklered | No |

| | |
|------------------------------|--------------------------|
| Loading | (1) 12' x 14' Grade door |
| Yard | Yes |
| Assessed Value (2024) | \$745,500.00 |
| Property Tax (2024) | \$19,728.00 |
| Sale Price | \$725,000.00 |
| Sale Price (PSF) | \$210.00 |
| Occupancy | 30 Days Notice |



*Note: Not drawn to scale, for representation purposes only



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