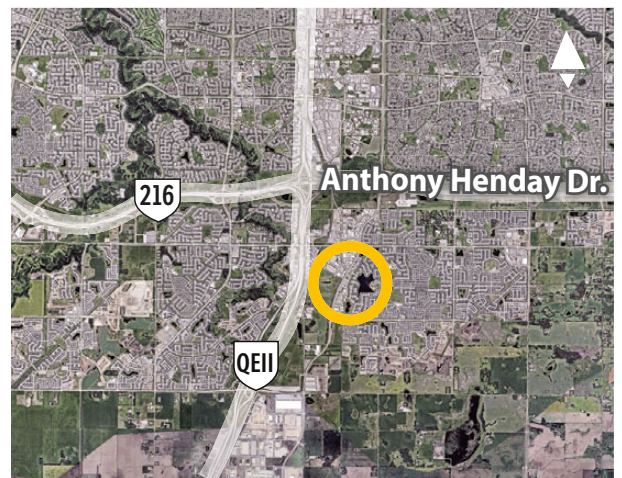




# SOUTHSIDE RETAIL/BUSINESS CENTER FOR SALE

Summerside Business Centre  
1221 91st Street SW, Edmonton



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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O: 780-463-3332  
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LOCAL EXPERTISE MATTERS

CELEBRATING

50 YEARS

1973-2023



## PROPERTY INFORMATION

### ADDRESS:

1221 91st Street SW, Edmonton

COMMUNITY: Summerside

### LEGAL DESCRIPTION:

Lot 95, Block 2, Plan 0321073

### ZONING:

EIB – Ellerslie Industrial Business

TYPE: Retail Storefront / Office

YEAR BUILT: 2008

LOT AREA: Approx. 1 ac.

GLA: 28,982 sq. ft.

NO. OF STORIES: 2

### PARKING:

- » 80 stalls (total)
- » Heated underground parking
- » Surface customer parking

### TENANCY / RENT:

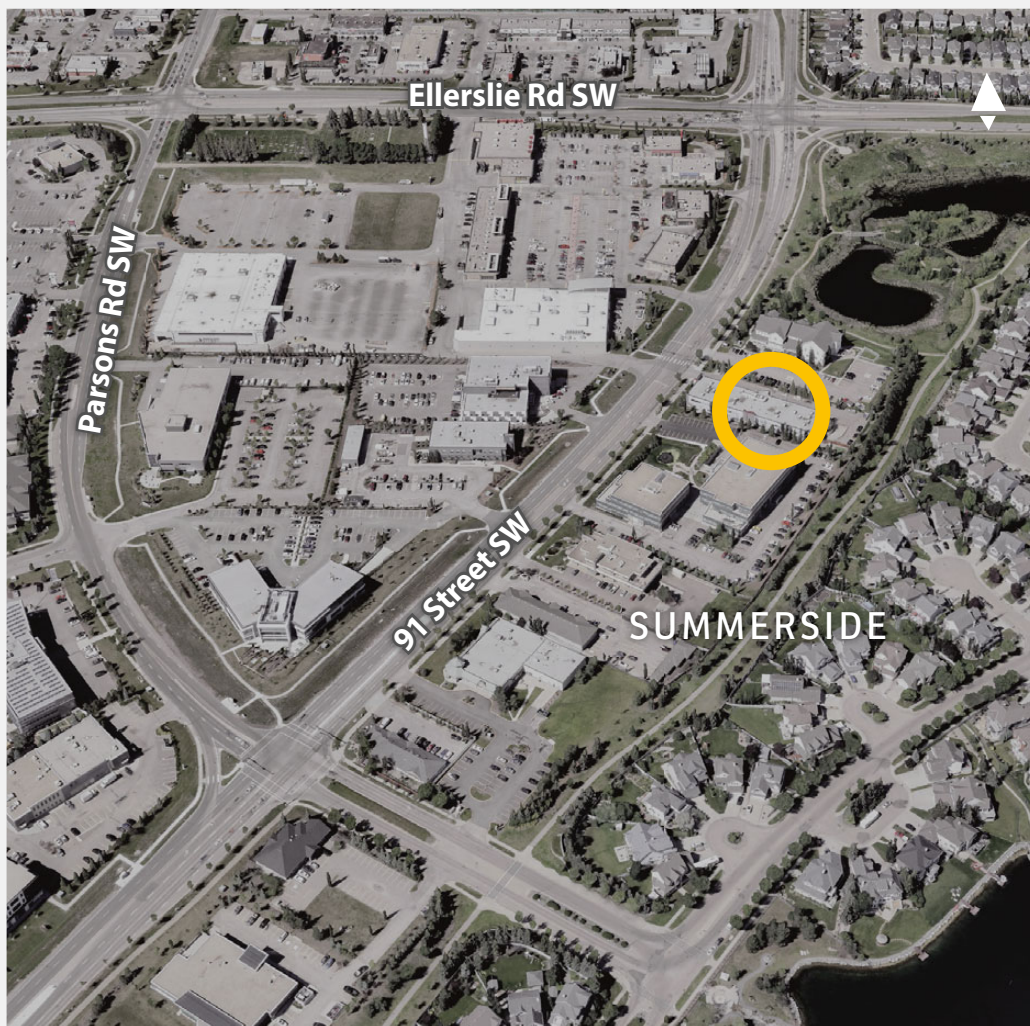
- » 94% leased
- » Below market rent.

### ASKING CAP RATE:

6.93%

### PRICE:

\$8,300,000



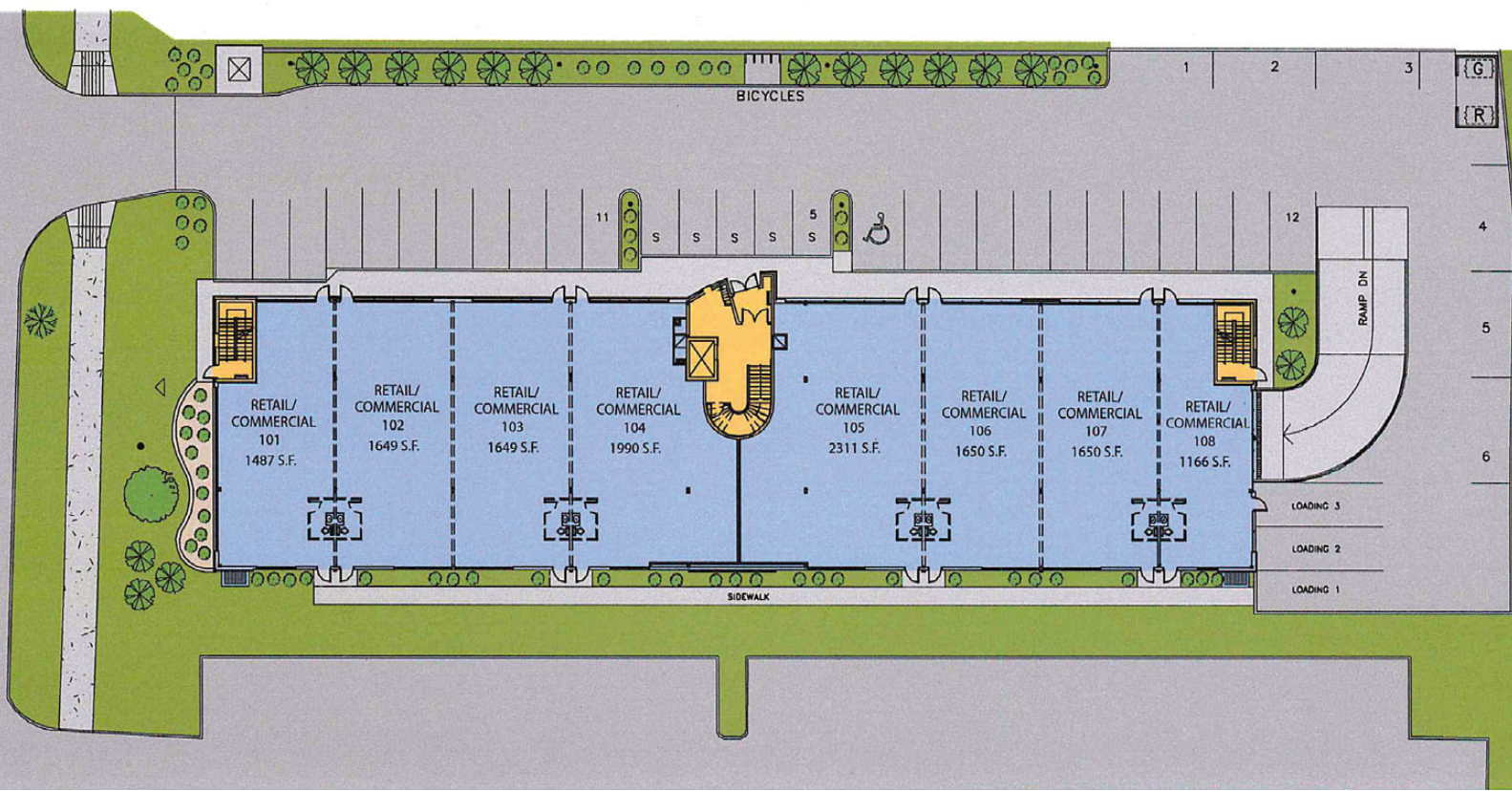
Population  
27,590



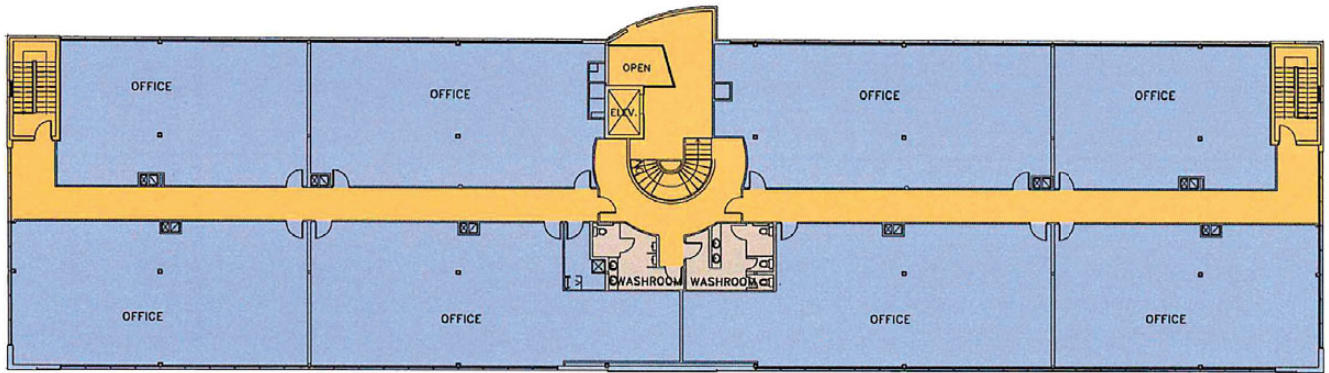
Average  
Household Income  
\$150,711



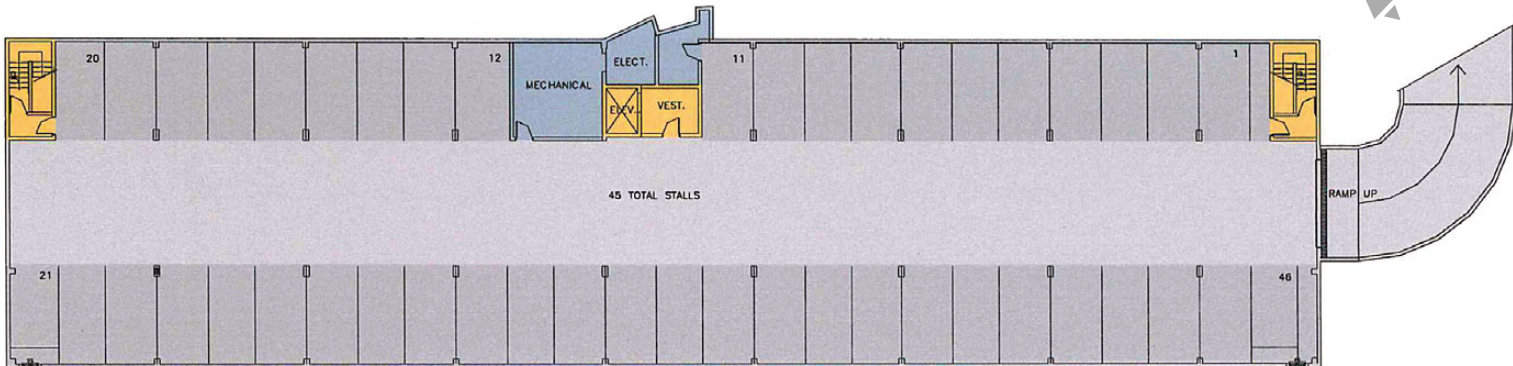
Median Age  
34.1



SITEPLAN / MAIN FLOOR



2ND FLOOR



UNDERGROUND PARKING



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