

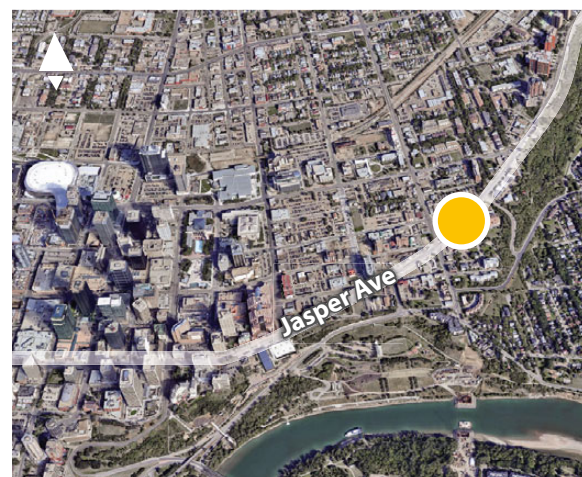
**3,000 sf**

**Main floor office**



## **GROTSKI & HOSTYN LAW OFFICE FOR SALE / LEASE**

**Louie Pointe Building**  
9340 Jasper Avenue, Edmonton



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray McKay**, VICE PRESIDENT

C: **780-940-2100**

O: **780-463-3332**

[mmckay@barclaystreet.com](mailto:mmckay@barclaystreet.com)



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS

- » Close proximity to the new LRT, Five Corners Condo Tower, Hilton Hotel, Rogers Arena.
- » High-traffic location and prominent Jasper Ave visibility
- » Designated energized parking.
- » Additional 1,620 sf finished basement at no charge.



## PROPERTY INFORMATION

**ADDRESS:** 9340 Jasper Ave., Edmonton

**LEGAL:** Condominium Plan 0626443;  
Units 1-4 inclusive

**ZONING:** DC1 (19550)

**AVAILABLE FOR SALE OR LEASE:**  
3,000 sf – Main floor 4 units

**PARKING:** 5 designated stalls

**COMMENTS:**

- » Highly improved law office, featuring 6 offices, 2 boardrooms,
- » Additional fully finished 1,620 sf basement at no charge.
- » Furniture included.
- » Financing available.

## SALE INFORMATION

**2024 TAXES:** \$28,911.52/yr

**2024 CONDO FEES:** \$9,696/yr

**UTILITIES:**

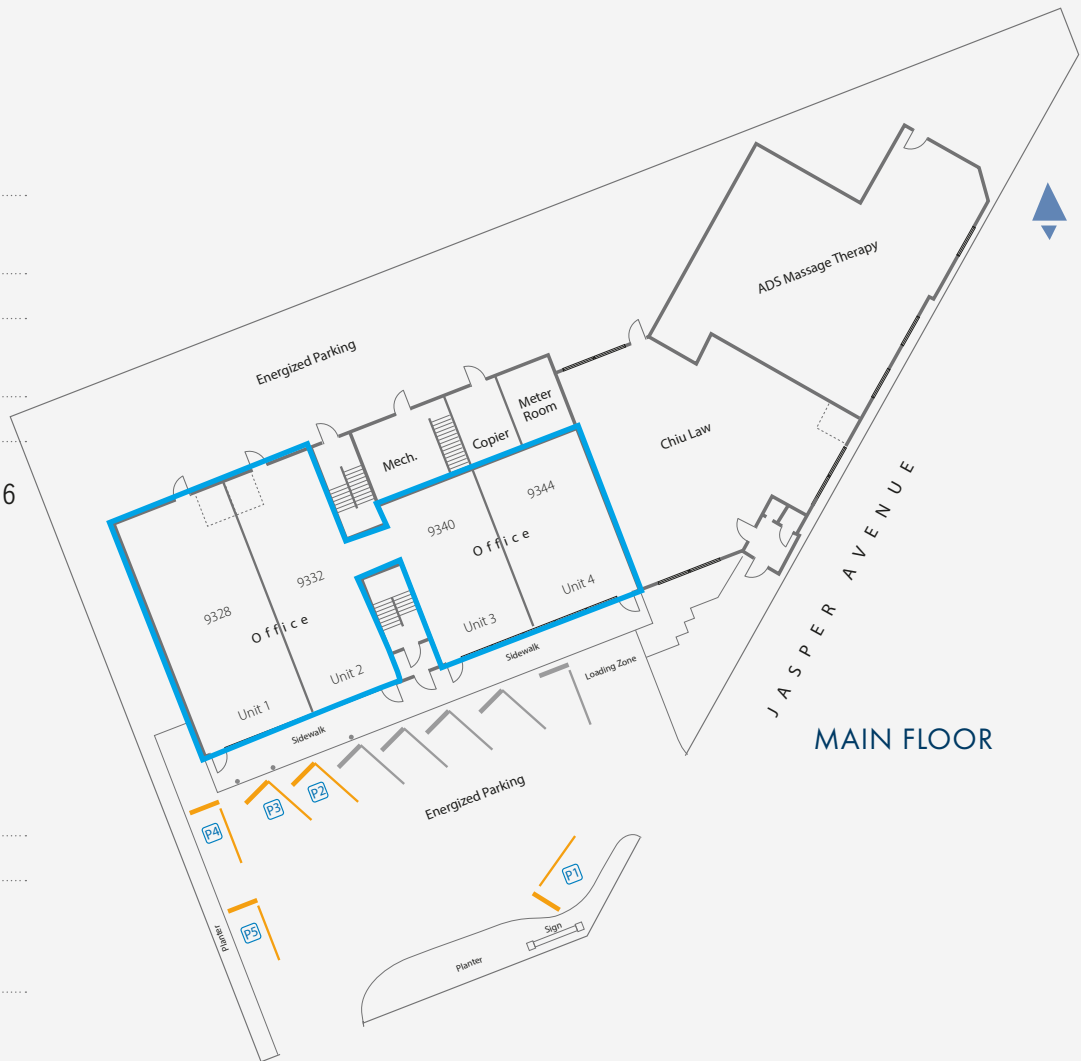
Separate gas, power meters, water common

**SALE PRICE:** ~~\$1,375,000~~ \$1,090,000

## LEASE INFORMATION

**ADDITIONAL RENT:** \$18.09/sf all inclusive

**ASKING LEASE RATE:** \$14/sf





View from Jasper Avenue



Parking on the back of the property



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LOCAL EXPERTISE MATTERS