

# OFFICE BUILDING FOR SALE

201 - 38 Avenue NE



## PROPERTY DETAILS

Size: 14,592 sq. ft. - Total  
7,296 sq. ft. - 1st Floor  
7,296 sq. ft. - 2nd Floor

Stories: 2 stories

Parking: 7,237 sq. ft. - Parkade  
Underground - 14 Stalls  
Above ground - 10 Stalls  
Street - Ample

Land Use: I - E (Industrial Edge)

Community: Greenview Industrial

Year Built: 1979

Taxes: \$34,574.07 (2019)

## COMMENTS

- 2 Storey office building located in the north central section of the city in Greenview Industrial Park with a mix of retail, industrial and office buildings
- Located between Edmonton Trail and Centre Street
- Close proximity to bus services, eateries, downtown
- Parking includes heated underground, above ground and street parking
- Professional tenants in place
- Ideal for owner/user
- Contact Listing Realtor for further information

**ASKING PRICE: \$2,900,000**

[Virtual Tour](#)

For further information, please contact:



**Julie Stefan**  
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**John Hamilton**  
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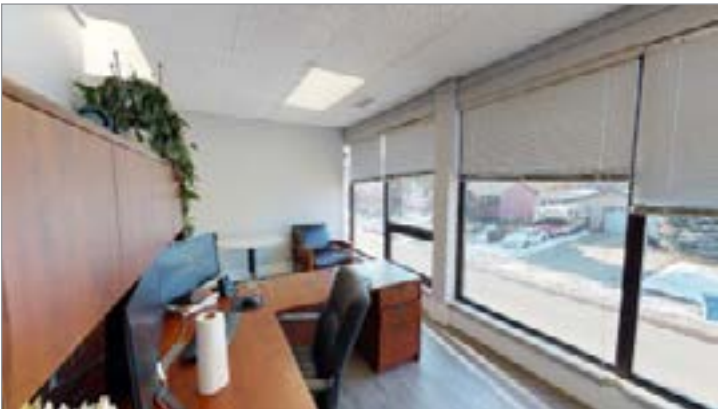
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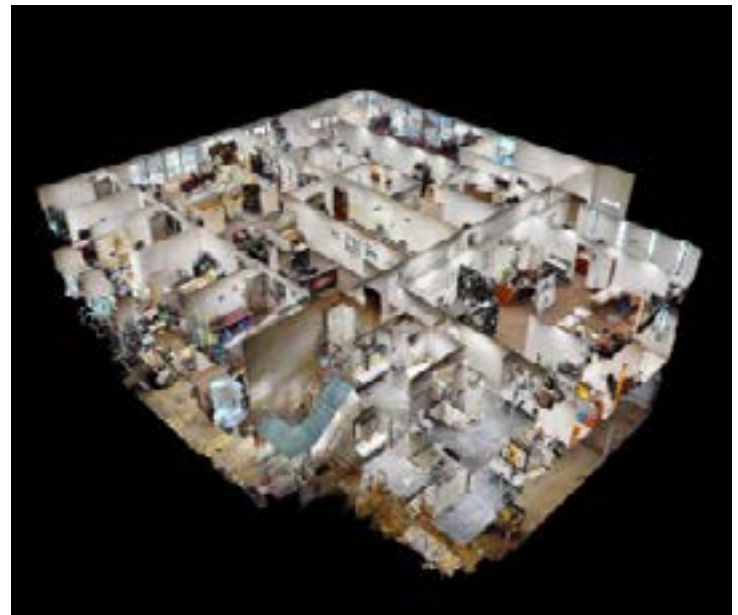
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ROYAL LEPAGE  
COMMERCIAL



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