



## Edmonton Alberta

\$3,375,000

RE/MAX Excellence Commercial Division Investment Team is pleased to present the ownership of a fully leased, multi-tenant office building. The 12,486 SF, two-storey building sits on 0.45 AC and is located along Kingsway with close proximity to Downtown Edmonton. Building Description: 2 storey freestanding office building with two main entrances (East and West) both leading to staircases to the 1st & 2nd floors, accessible ramp on the West entrance to the 1st floor. Major interior upgrading in 2013. Two large Engineered Air HVAC units of 486,000 BTU/hr output, installed in 2009 and located on the roof. Location: The Kingsway area in Edmonton is a prime location for commercial businesses. The area provides easy access to major roadways and is in close proximity to the Downtown core. The property is located near Kingsway Mall, the Northern Institute of Technology (NAIT), the Royal Alexandra Hospital, Transit Centres, and the Blatchford development. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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