



As per Table 54.3.2 calculations for Barrier Free parking spaces:
 Uses as per ZB 20001

1. Food and Drink Service - 1 Vehicle stall per 10.0m² of Public Space Restaurant Area (Public Space): 2,485 ft² = 230m² = 23 stalls
2. Minor Indoor Entertainment - 1 Vehicle Stall per 10.0m² Banquet Hall Space: 3,989 ft² = 370 m² = 37 stalls
3. Indoor Sales and Service - 1 Vehicle Stall per 30.0m² Grocery Store: 3,150 ft² = 294m² = 10 stalls
4. Indoor Sales and Service - Tier 3 - 1 Vehicle Stall per 30.0m² Retail Tenant Space: 5,391 ft² = 499m² = 16 stalls
3. Office - 1 Vehicle Stall per 30.0m² 2nd & 3rd Floor Offices: 7,316 ft² = 7,316 ft² = 14,632 ft² = 1,359 m² = 46 stalls

Total Stalls Required: 132 stalls
 As per NBC AE-2019 Table: 3.8.2.5
 1. 51-100: 4 stalls
 2. for each increment of 100 or part thereof: 1 stall additional

Total Barrier Free Stalls Required: 5 stalls
 Total Barrier Free Stalls Provided: 5 stalls

Edmonton Alberta

\$661,885

Excellent opportunity to acquire a well-located commercial property on 34 Avenue in south Edmonton. Strategically positioned with strong exposure and convenient access to major arterial routes, public transit, and surrounding residential and commercial areas. The site offers versatile potential for a variety of business uses, owner-occupiers, or investors. Close proximity to established amenities, retail, and services enhances long-term value and usability. A solid opportunity in a mature and well-connected south Edmonton corridor. (id:6769)

Listing Presented By:



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