

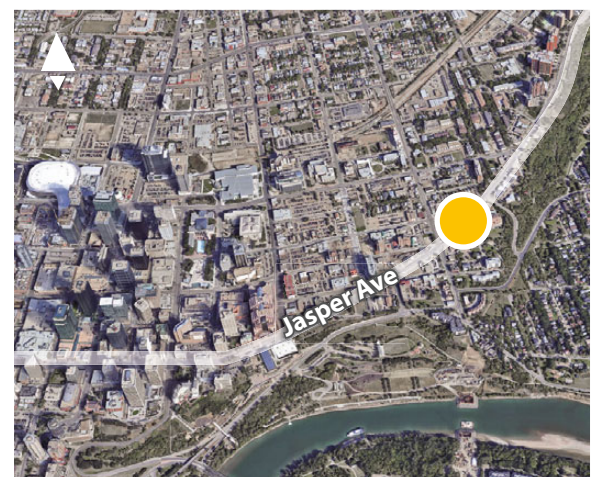
3,000 sf

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:

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C: **780-940-2100**

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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:

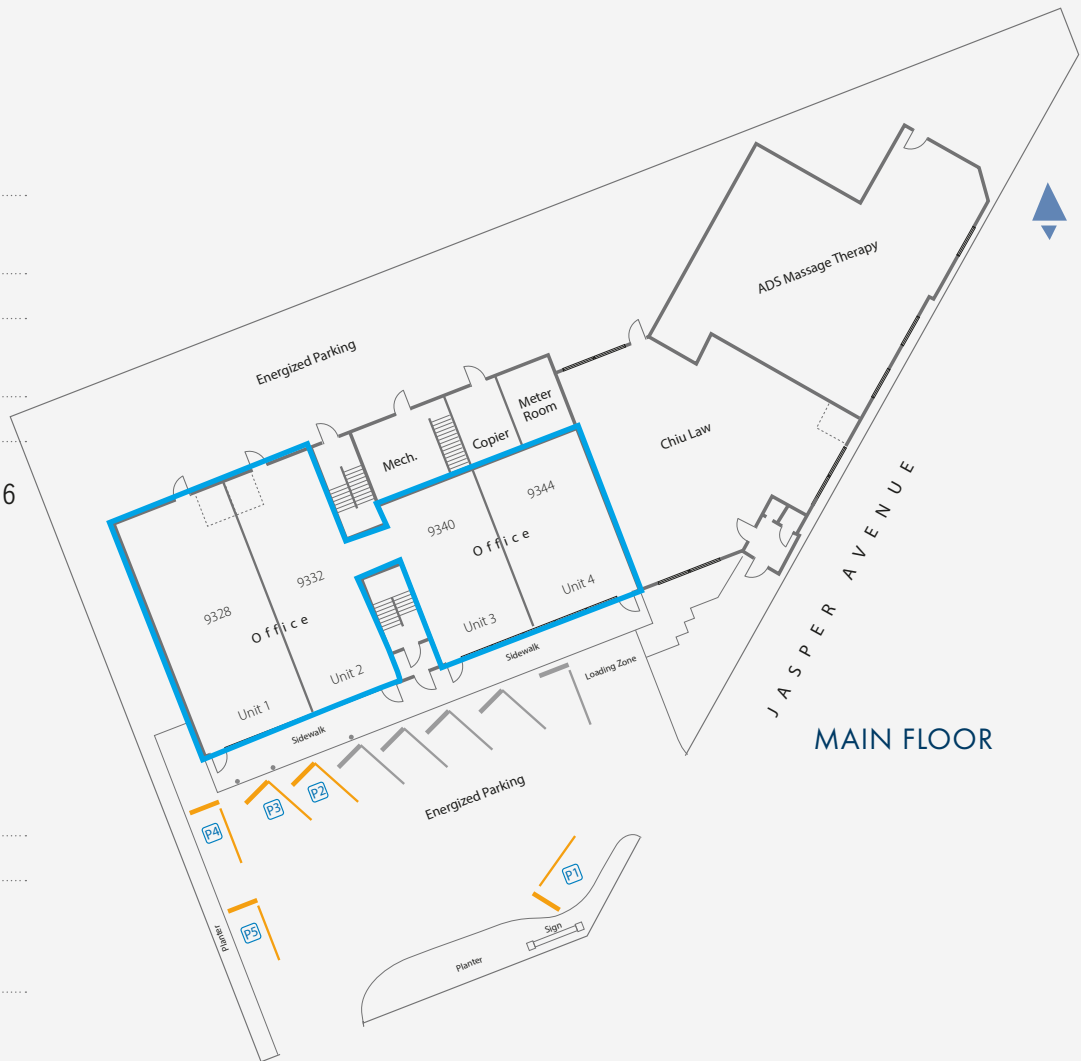
Separate gas, power meters, water common

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