

**FOR SALE**

**\$1,499,998.00**



## SOUTHSIDE COMMERCIAL SPACE

9123 35 Avenue NW Edmonton AB

### Property Highlights

A commercial unit in the City's South Corridor with direct access from high-traffic 91 Street, located within a busy, professionally anchored plaza.

This asset offers strong income potential and long-term value in the City's highly sought-after South Corridor.

The premises benefit from direct access to and from high-traffic 91 Street and are almost fully improved. Subdivided into two units, the property provides flexibility for an owner-user to occupy one space while leasing the other, or to lease both for income generation.

Located within a busy plaza anchored by professional users, this opportunity is well suited for investors or user-operators seeking a stable, well-positioned commercial asset.

Legal	Plan: 1721435 Unit: 5
Size	± 4,187 SF
Zoning	DC2- Site Specific Development Control Provision
Parking	Sufficient
Price	\$1,499,998.00 (\$358.25 Per Square Foot)
Additional Rent	\$10.10 Per Square Foot for 2025 (Includes CAM and Property Taxes)

**RAVI THAKUR, MBA, ACP,**  
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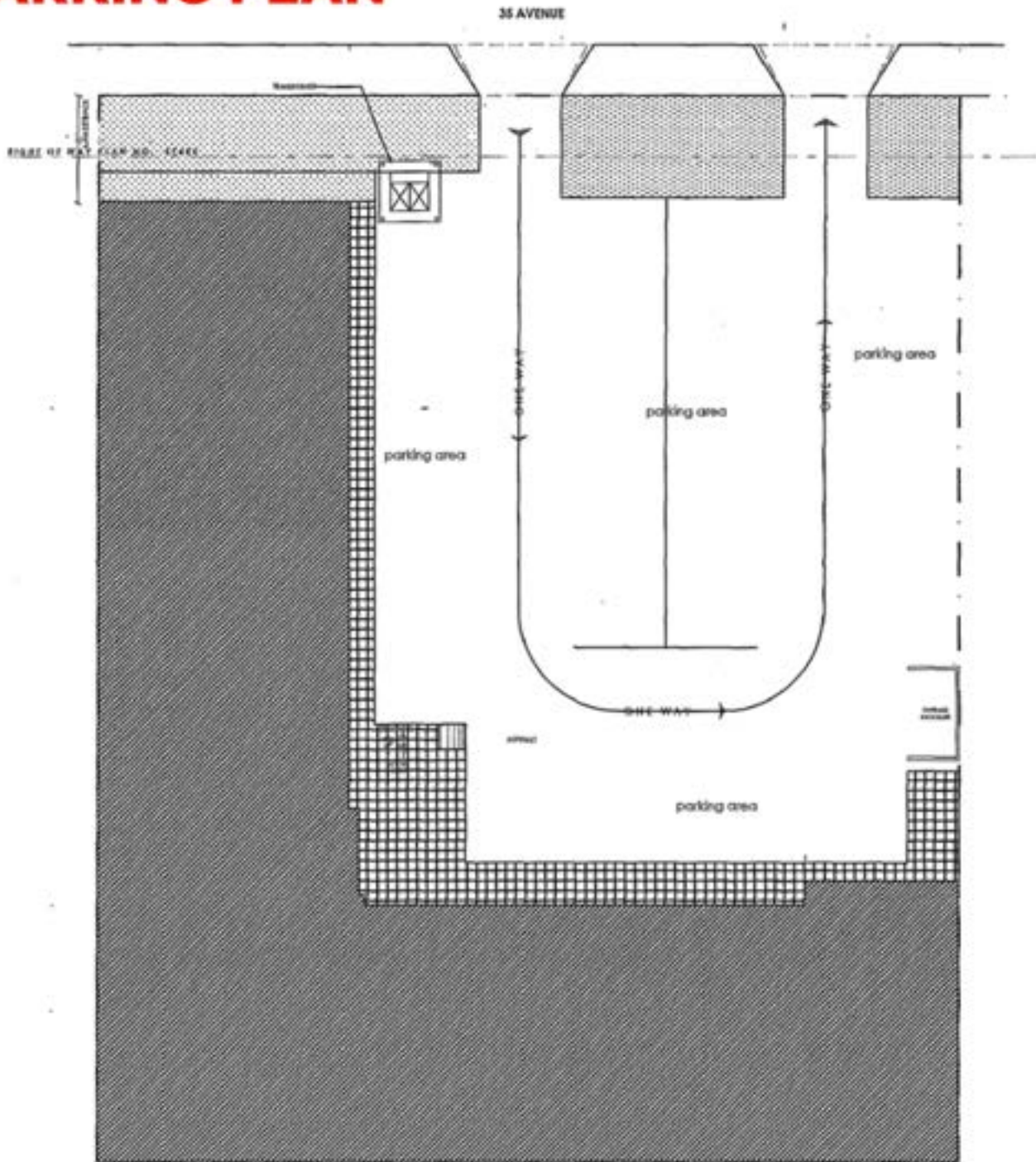
**REMAX** **REMAX**  
Excellence **COMMERCIAL**

# PERMITTED USAGES

- Bars and Neighbourhood Pubs
- Cannabis Retail Sales
- Commercial Schools
- Convenience Retail Stores
- Creation and Production Establishments
- Flea Markets
- General Industrial Uses
- General Retail
- Health Services
- Indoor Participant Recreation Services
- Limited Contractor Services
- Major Alcohol Sales
- Media Studios
- Minor Alcohol Sales
- Minor Amusement Establishments
- Personal Service Shops
- Private Clubs
- Professional, Financial and Office Support Services
- Religious Assembly
- Residential Sales Centres
- Restaurants
- Specialty Food Services
- Urban Indoor Farms
- Veterinary Services
- Warehouse Sales



# PARKING PLAN



## LEGEND

-  BUILDING FOOTPRINT
-  PARKING
-  LANDSCAPED STRUCK, DETAIL AREA
-  SITE BOUNDARY

## APPENDIX 1- SITE PLAN





## DEMOGRAPHICS

Located in South Edmonton's Strathcona Industrial Park, the area benefits from excellent access to major arterial routes including 91 Street, Whitemud Drive, and Gateway Boulevard, providing strong connectivity throughout the city.

The property is situated near established neighbourhoods such as Richfield, Empire Park, and Pleasantview, and is in close proximity to Southgate Centre and its surrounding retail, dining, and professional services.

The area is characterized by a mix of light industrial, commercial, and service-oriented uses, with nearby amenities including financial institutions, restaurants, medical and professional offices, and public transit connections.

This strategic location offers both convenience and exposure, supporting a wide range of commercial and user-oriented operations.



**POPULATION**  
3,405  
Richfield Area  
2021



**HOUSEHOLD**  
\$120,200  
Average Income  
In South Millwoods



**TRAFFIC VOLUME**  
42,344 Per Day  
91 Street  
2024

23 AVE

34a AVE

35 AVE


91 ST



## CONTACT:

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