

# BUILDING FOR SALE

ONE STOREY BUILDING IN THE  
STRATHEARN NEIGHBORHOOD

## STRATHEARN BUILDING

9410 & 9412 91 Street | Edmonton | AB



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- Rare commercial opportunity to own in Strathearn
- Freestanding building with existing office build out
- Onsite surface parking in rear
- Rental income in place or owner/user opportunity

1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
780.540.5320 | OMADA-CRE.COM

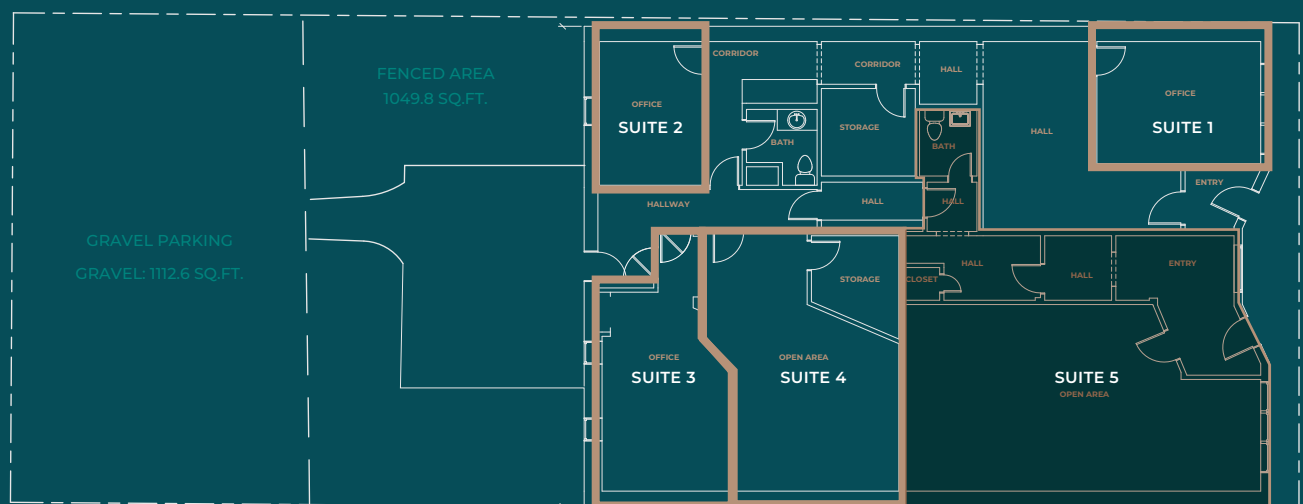
**Omada**  
COMMERCIAL

# PROPERTY FEATURES

<b>Site</b>	4,858 SF
<b>Building</b>	2,396 SF
<b>Address</b>	9410 & 9412 91 Street, Edmonton, AB
<b>Legal</b>	Plan 8438ET, Block 9, Lot G
<b>Property Taxes</b>	\$11,749.62 (2024 est.)
<b>Zoning</b>	<a href="#">Neighbourhood Commercial (CN)</a>
<b>Year Built</b>	1950
<b>Electrical</b>	100 amps, including two sub panels
<b>Tenants</b>	Term until Aug 31, 2026
<b>Parking</b>	Approx. 4 onsite surface stalls in rear 2h street parking: 8am–6pm Monday to Saturday
<b>Patio</b>	Private fenced yard in rear
<b>Sale Price</b>	\$678,000



## SITE PLAN

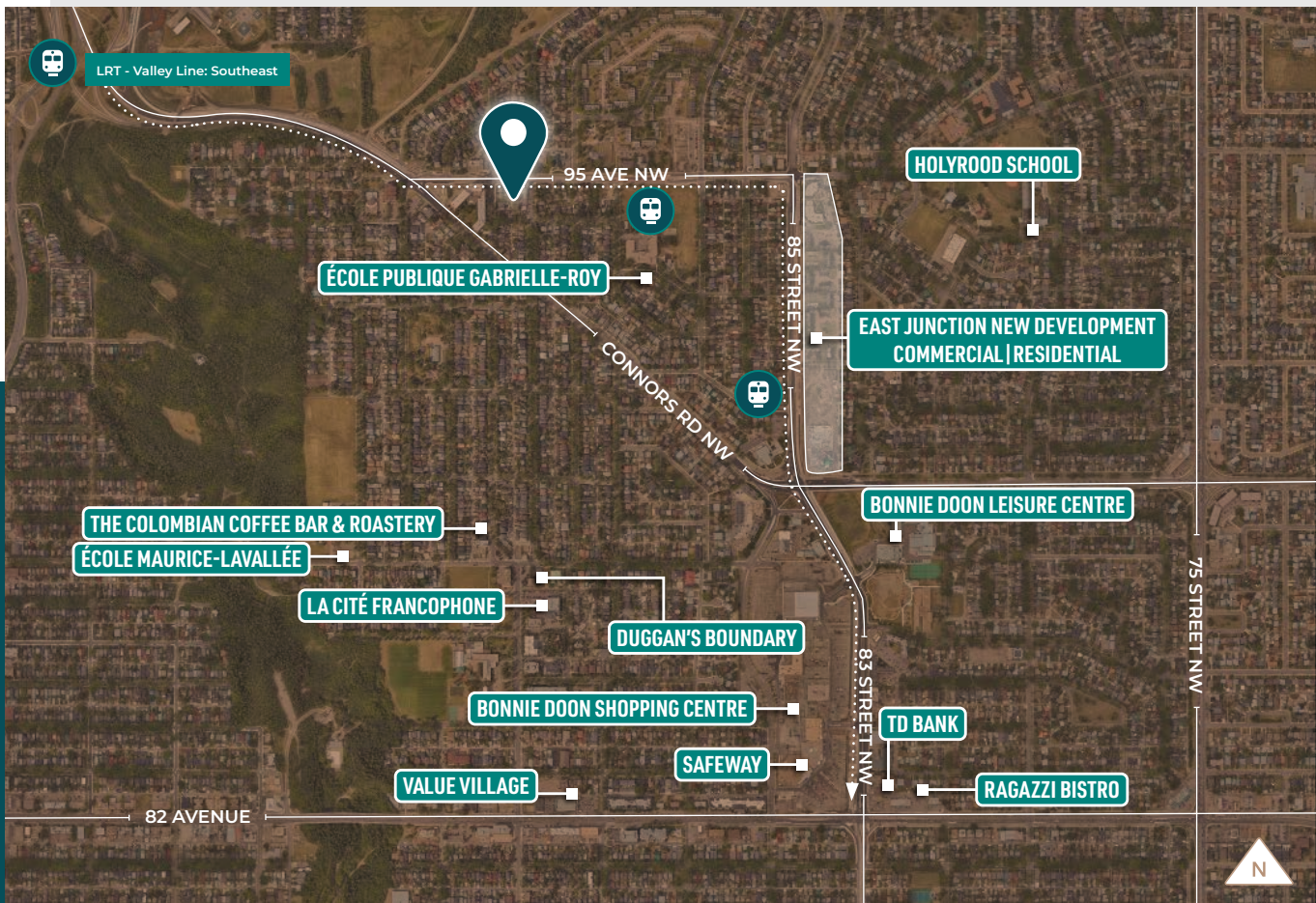




# OPPORTUNITY TO OWN A BUILDING SURROUNDED BY VIBRANT COMMUNITIES

The Strathearn Building is located between 95 Avenue and Connors Road, this location in Edmonton is surrounded by the vibrant communities of Strathearn, Holyrood, and Bonnie Doon, and within close proximity to the downtown core. Strong average household income of \$110,368 and est. 33,602 residents within a two km radius, which only continues to densify as demand for the area develops.

The building has been renovated and upgraded over the past several years including a roof replacement in 2022, 40 gallon hot water tank and furnace unit in 2017, and PVC windows in 2008/10. Currently a commercial office space for psychology and counselling, the site allows for a variety of commercial uses including office, medical, personal services, food, day care, and more.



4 SURFACE  
PARKING STALLS



EXISTING OFFICE  
BUILD OUT



NEW LRT NEARBY



# STRATHEARN BUILDING

9412 91 STREET | EDMONTON | AB

## DEMOGRAPHICS

(WITHIN 2KM)

**36,147**

DAYTIME POPULATION

33,602 residents

3.2% growth (2018-2023)

9.7 % projected growth (2023-2028)

**\$110,368**

AVERAGE HOUSEHOLD INCOME

33,602 residents

3.2% growth (2018-2023)

9.7 % projected growth (2023-2028)

**35.8%**

20-39 YRS

0-19 yrs = 14.8%

40-59 yrs = 24.7%

60+ yrs = 24.7%

3,900 VPD

on 95 Avenue NW



1,400 VPD

on 92 Street NW

