

BUILDING FOR SALE

ONE STOREY BUILDING IN THE
STRATHEARN NEIGHBORHOOD

STRATHEARN BUILDING

9410 & 9412 91 Street | Edmonton | AB



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Partner

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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

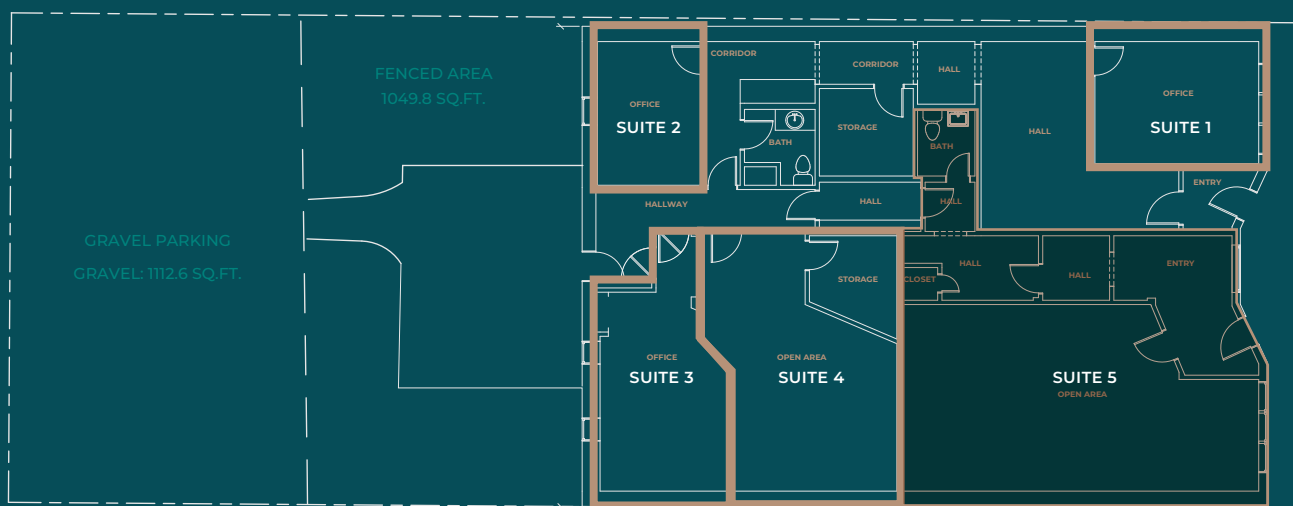
Omada
COMMERCIAL

PROPERTY FEATURES

Site	4,858 SF
Building	2,396 SF
Address	9410 & 9412 91 Street, Edmonton, AB
Legal	Plan 8438ET, Block 9, Lot G
Property Taxes	\$11,749.62 (2024 est.)
Zoning	Neighbourhood Commercial (CN)
Year Built	1950
Electrical	100 amps, including two sub panels
Tenants	Suite 1-4 term expiry Aug 31, 2026 (flexible) Suite 5 term expiry Aug 31, 2025
Parking	Approx. 4 onsite surface stalls in rear 2h street parking: 8am–6pm Monday to Saturday
Patio	Private fenced yard in rear
Sale Price	\$678,000



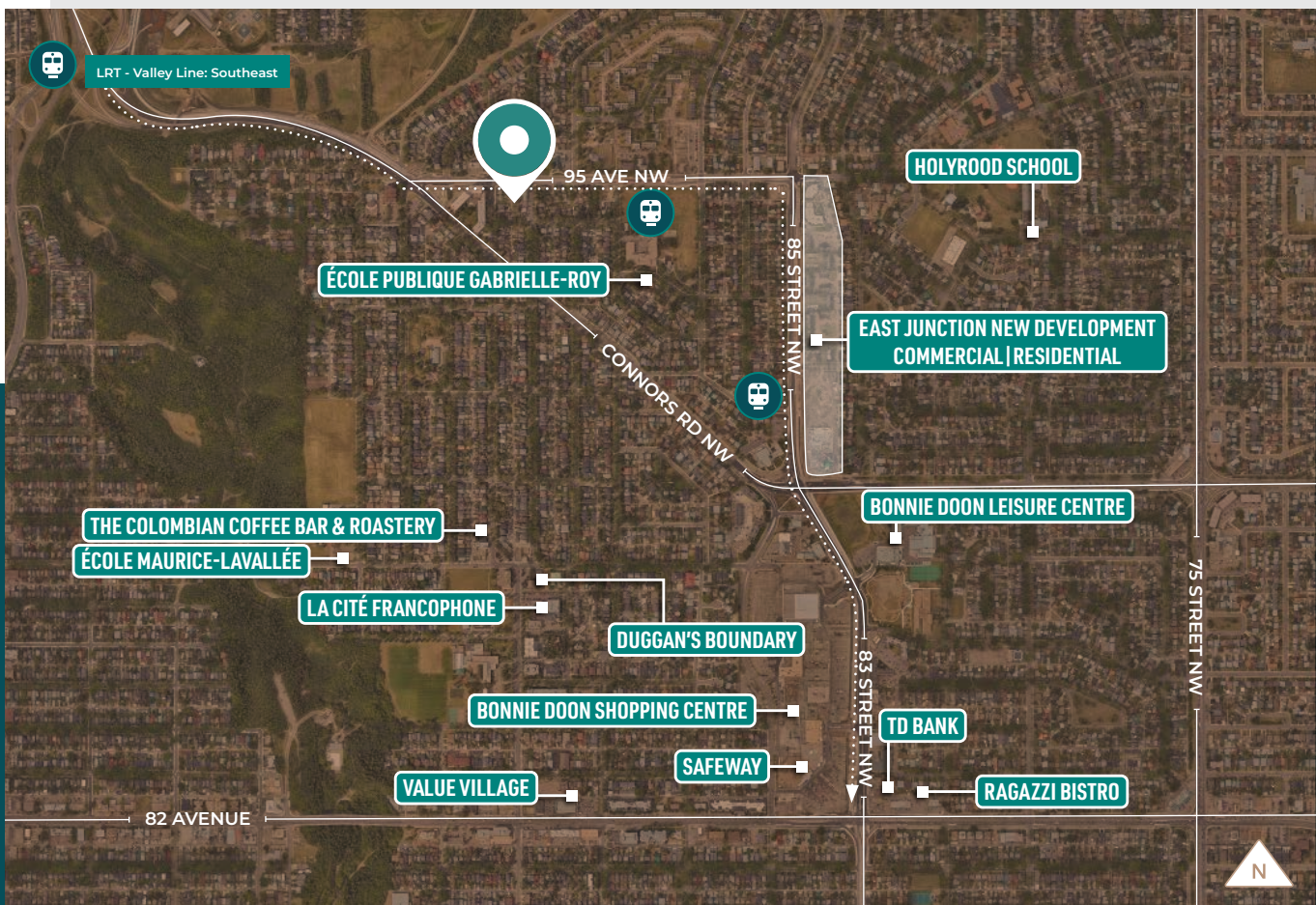
SITE PLAN



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

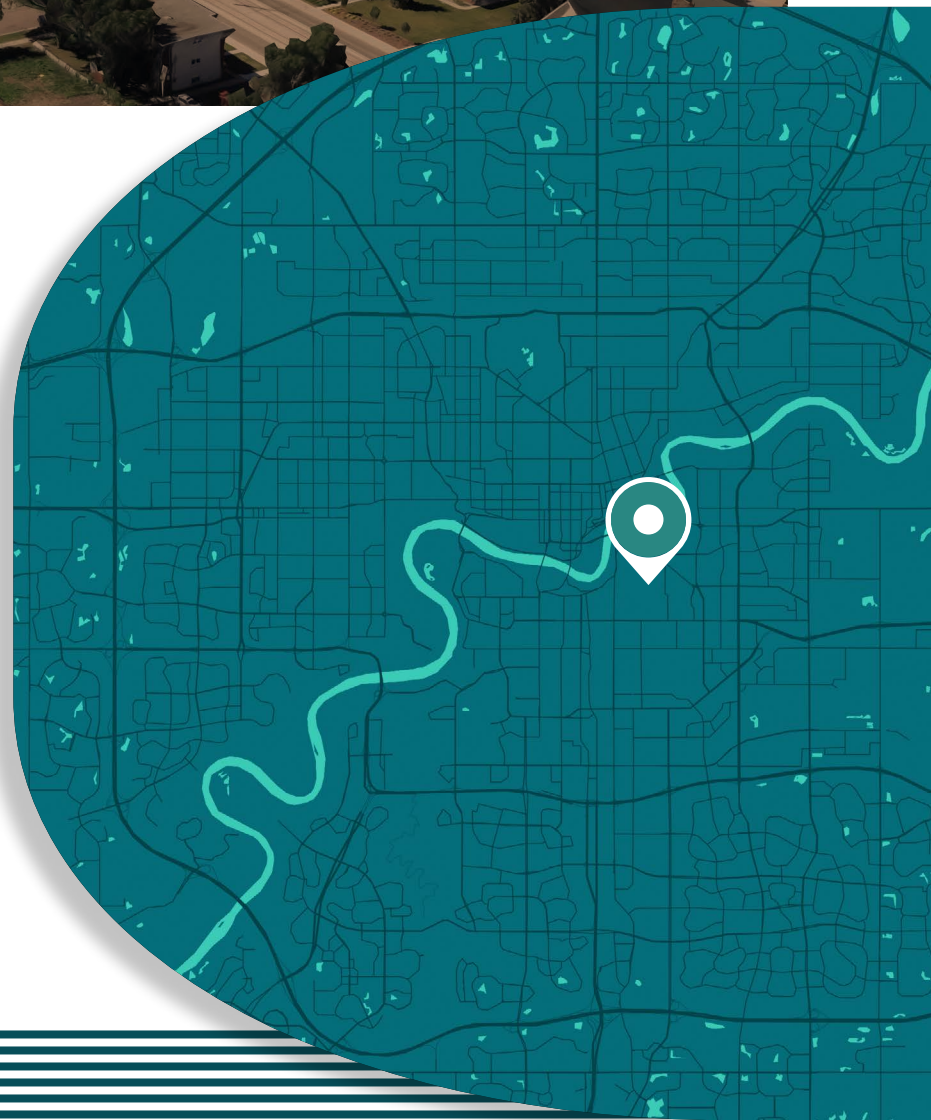
AVERAGE HOUSEHOLD INCOME

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