

FOR SALE

Modern, developed office space

PRICE REDUCTION:
\$499,000
MOTIVATED SELLER!



Lakeside Business Park
2333 - 90b Street SW

1,619 sf of office space in Ellerslie Industrial Business Park

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LAKESIDE BUSINESS PARK

Property Profile

Address: #201, 2333 - 90b Street SW

Year of Completion: 2012

Legal Description: Condominium Plan 1524418 Unit 12

Rentable Area: 1,619 sf

Asking Price: ~~\$645,000 or \$398.39 per sf~~
PRICE REDUCTION
\$499,000 OR \$308.21 per sf

2024 Property Taxes: \$11,193.88

Condo Fees: \$591.73 per month

Land Use: EIB - Ellerslie Industrial Business

Parking: Scramble

Access: Second Floor Walk up

Property Information

Enjoy a combination of open concept and private functional offices ideally suited for small businesses that require a mix of office and open area.

This bright and airy office space has four private offices, a meeting room, storage room with an open concept work area and kitchen.

Unimpeded views of the Summerside Lake make this a great office environment with floor to ceiling windows allowing for natural light and serene views.



LAKESIDE BUSINESS PARK

Suite 201: 1,619 sf

4 Modern offices

Reception/waiting area

Kitchenette

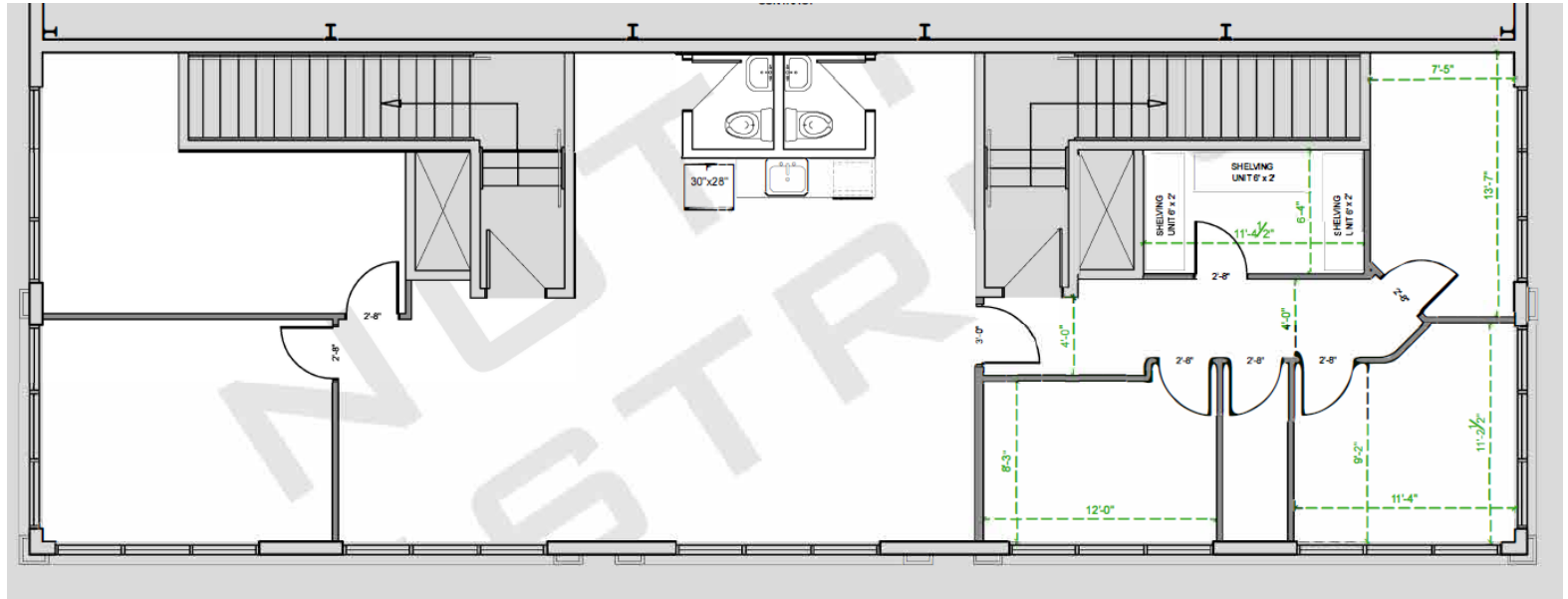
Storage room

Internal washroom

Scramble parking

Second floor walk-up

Hybrid office that is open
concept with private
functional offices



LAKESIDE BUSINESS PARK



Drive times to major arteries in the area

Situated in the Ellerslie Business Park, the suite is the perfect combination of business meets community with lake views, easy access to South Edmonton and surrounding amenities.

Within a 10 minute drive time to Calgary Trail via Ellerslie Road and Parsons Road SW.

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