

# **\$529,888 - # #104 1803 91 St Sw, Edmonton**

MLS® #E4351638

**\$529,888**

Bedroom, Bathroom, 1,885 sqft

Retail on 0.00 Acres

Summerside, Edmonton, AB

Relocate your business to the Gateway Business Centre an upscale retail and business solution in Summerside built in 2015. With low condo fees and high visibility this is the perfect opportunity! Unit 104 features 1885 Sq feet (Main is 1172 (that's complete floor plain with rear bay) 2nd is approx. 468 feet, Mezz is approx. 245 square feet) already built out with exceptional attention to detail. The main floor feature a lobby, washroom, coffee station and space for two desk and access to the back warehouse space. The second level is custom built and has three good sized offices and plenty of storage in each of them. The property features an overhead door with mezzanine. An ideal solution for a business that is both customer facing and requires warehouse space. With easy access to HWY 2, Parsons Road, Ellerslie and Gateway. Condo fees are 493.93 + GST and pylon signage is available.

Built in 2015

## **Essential Information**

MLS® #	E4351638
Price	\$529,888
Square Footage	1,885
Acres	0.00
Year Built	2015



Type                      Retail

**Community Information**

Address                      # #104 1803 91 St Sw  
Area                          Edmonton  
Subdivision                  Summerside  
City                          Edmonton  
Province                      AB  
Postal Code                  T6X 0W8

**Exterior**

Construction                Concrete, Mixed

**Additional Information**

Date Listed                  July 26th, 2023

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