

# CERTIFIED BUSINESS PARK - BUILDING 2

4308 Savaryn Drive,  
Edmonton, AB

**BUILDING 2 UNDER  
CONSTRUCTION**

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91 STREET NW

SAVARYN DRIVE SW

PROPOSED  
BUILDING 2  
GEODESIC ELEVATION  
FEE: 100135

# THE OPPORTUNITY

- First class office and show-room industrial/retail opportunities.
- Ideally suited for medical, professional, fitness and select service retail opportunities.
- Ample on site parking.
- Adjacent to neighborhood of Summerside and Ellerslie business district.
- Join Tenants Innomar Canada and Certified Tracking Solutions.

## PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
4308 Savaryn Drive,  
Edmonton, AB

**LEGAL DESCRIPTION**  
Lot 48, Block 1, Plan 0729580

**ZONING**  
EIB

**NEIGHBOURHOOD**  
Summerside

**BUILDING SIZE**  
22,765 SF

**BUILT**  
2023

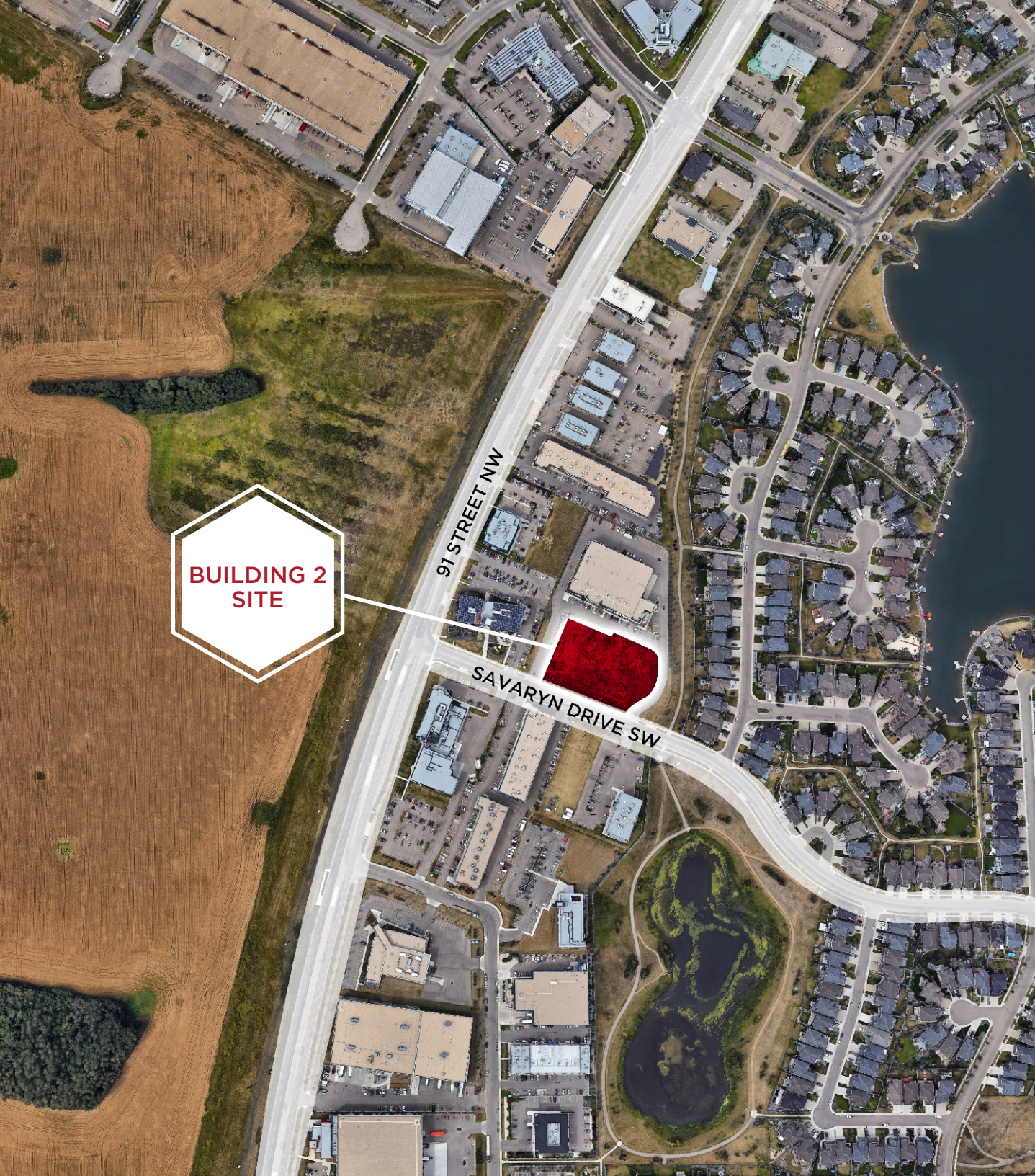
**RENTAL RATES**  
Industrial from \$18 per SF  
Office from \$25 per SF

**OPERATING COSTS**  
\$6.50 per SF (2023 estimate)









**BUILDING 2  
SITE**


91 STREET NW

SAVARYN DRIVE SW


# THE DEMOGRAPHICS

 POPULATION


1km	3km	5km
3,390	42,607	122,180

 HOUSEHOLDS

1km	3km	5km
1,052	15,163	43,379

 AVERAGE INCOME

1km	3km	5km
\$178,949	\$138,025	\$123,831

 VEHICLES PER DAY

17,000 on Ellerslie Road in front of property in 2016

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