

FOR SALE

RIVER VALLEY CONDOMINIUMS

NAI Commercial



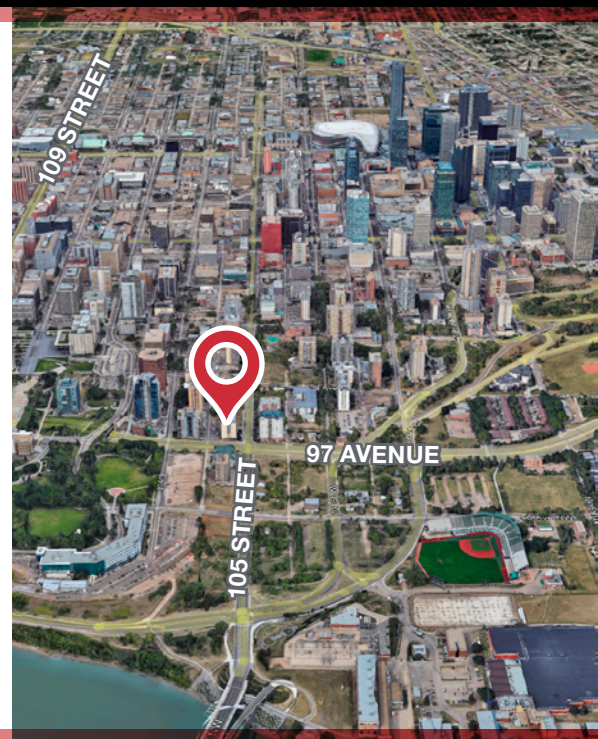
9710 - 105 STREET | EDMONTON, AB | RETAIL CONDO

PROPERTY DESCRIPTION

- Located in River Valley Downtown Edmonton
- Retail condo with 1,641 sq.ft.± main floor space and 1,500 sq.ft.± below grade
- 450 sq.ft. outdoor patio
- 125 amp power
- Surface parking
- Easy access to 97 Avenue and 109 Street
- Great for Coffee shop, Pharmacy, Child Care Services, Neighborhood Pub, Convenience store, Restaurant, Liquor Store

DANIEL A. AMERO

Senior Associate
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



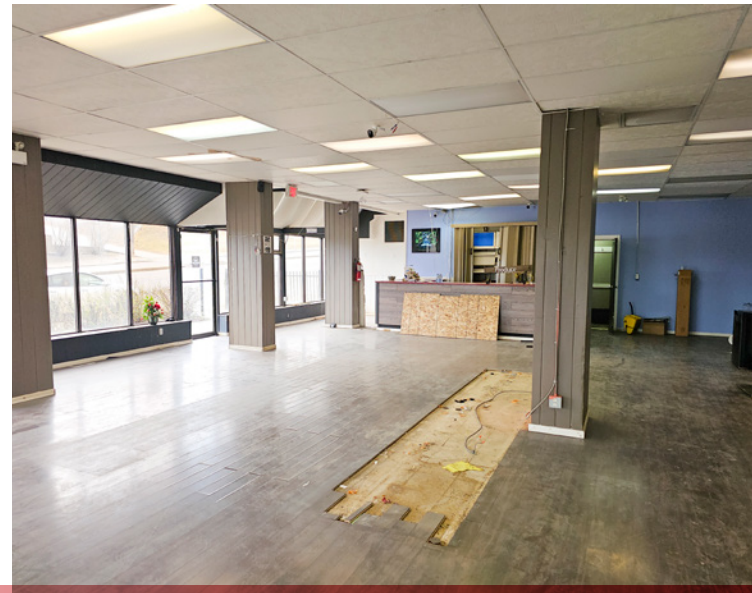
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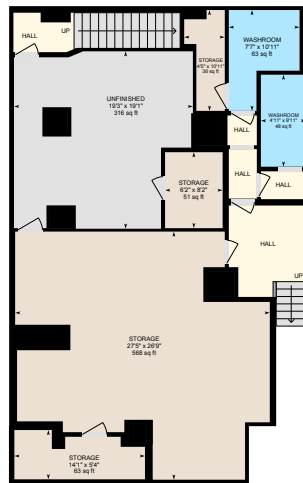
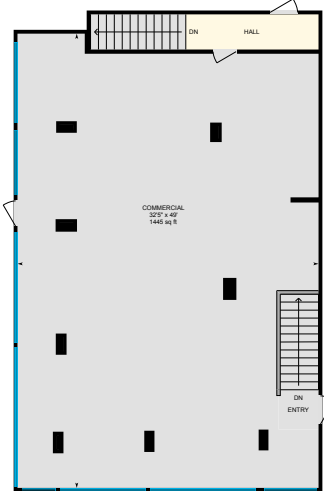
ADDITIONAL INFORMATION

SIZES AVAILABLE	1,641 sq.ft.± main floor 1,500 sq.ft.± basement
LEGAL DESCRIPTION	Condo Plan: 9323625 Unit: 1
ZONING	CB2
AVAILABLE	Immediately
CEILING HEIGHT	9 ft.
HEATING	HVAC
POWER	125 amp
PARKING	Condo parking
CONDO FEES	\$2,119.46 per month (2023) includes all utilities (gas, water and power)
PROPERTY TAXES	\$10,450 (2023)
SALE PRICE	\$449,000 \$425,000 \$399,000



101-9710 105 St NW, Edmonton, AB

Main Building: Total Exterior Area Above Grade 1711.42 sq ft



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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