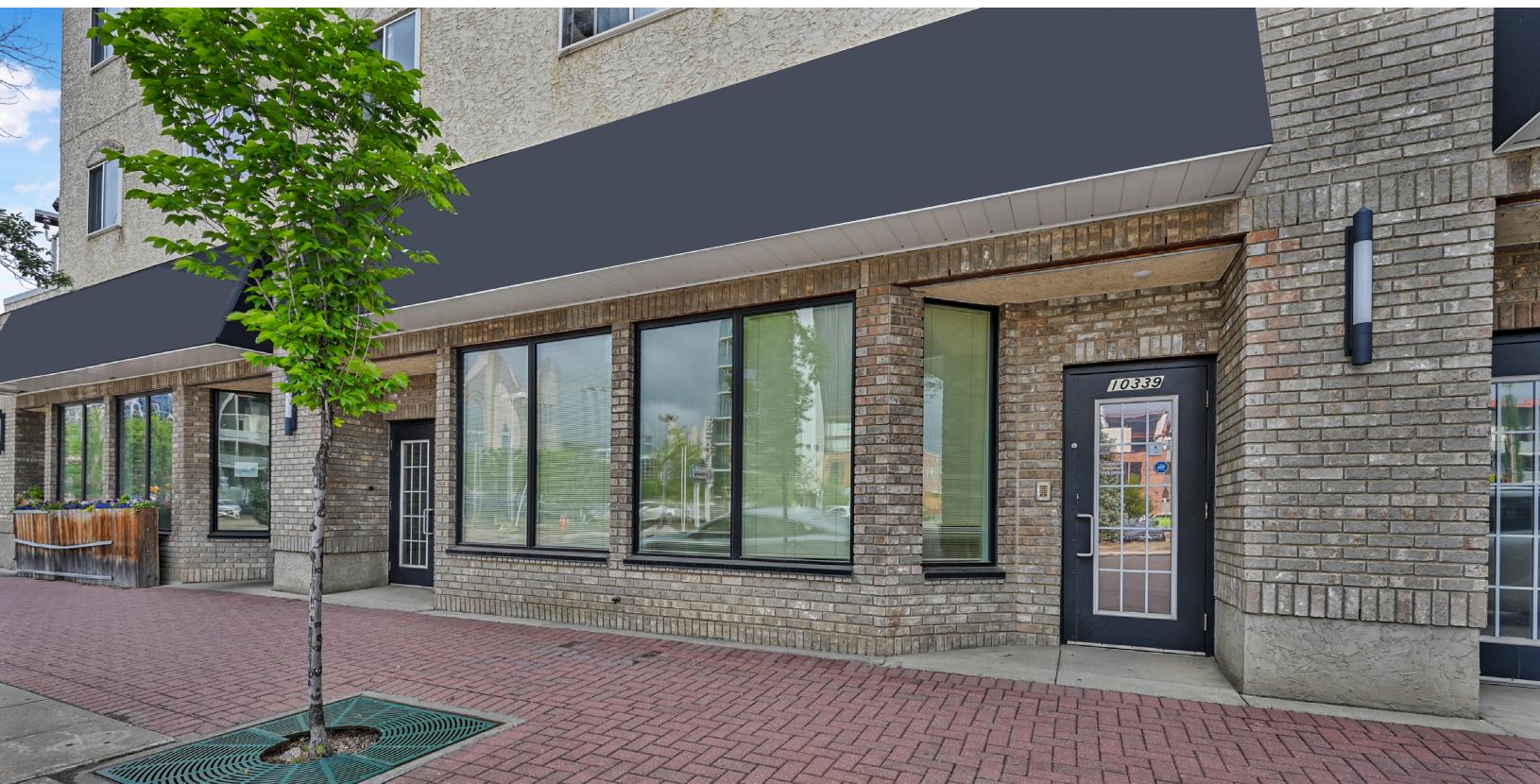


FOR SALE/LEASE

896 SQ FT ± OFFICE SPACE

10339-106 Street NW, Edmonton, AB



HIGHLIGHTS

- Ground-level office condominium with direct access along 106 Street
- Exterior building signage opportunity
- Well-maintained professional build-out featuring a front reception area, four private soundproofed offices, a kitchenette/lunchroom, and a 2-piece washroom
- Abundant natural light throughout
- Ideal for professional, medical, or office users

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com

CO-LIST WITH:

RE/MAX Edge Realty

Tim Baker

C 780.318.2253

timbaker@remax.net



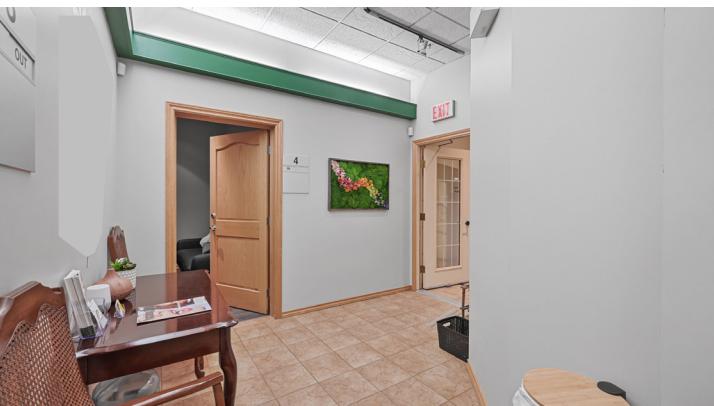
**ROYAL PARK
REALTY™**

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale/Lease | 10339-106 Street NW, Edmonton, AB



Demographics (within 5km)



Population (2023) **217,262**

Population Projection(2028) **245,413**

Daytime Population **293,583**



Annual Growth **2.9%**



Median Age **38**



Number of Households (2023) **107,004**



Average Household Income **\$87,699**

Property Details & Financials

MUNICIPAL ADDRESS 10339-106 Street NW, Edmonton, AB

LEGAL DESCRIPTION Condominium Plan: 0222646; Unit: 110

NEIGHBOURHOOD Downtown

ZONING UW ([Urban Warehouse](#))

PROPERTY TYPE Office Condominium

YEAR BUILT 1993

TOTAL SIZE 896 sq ft ±

SALE PRICE **\$365,000.00**

PROPERTY TAXES \$9,301.59/annum (2025)

LEASE RATE **\$20.00/sq ft**

OP COSTS \$16.38/sq ft (2025)
power & water included

CONDO FEES \$448.00/month (2025)
power & water included

PARKING One underground parking stall included. Two additional outdoor surface stalls available for \$300.00/month

LEASE TERM 3 - 5 years

POSSESSION Negotiable



ROYAL PARK
REALTY™

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

T 780.448.0800 F 780.426.3007

#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale/Lease | 10339-106 Street NW, Edmonton, AB



ADDITIONAL INFORMATION

- Prime opportunity to own or lease a modern, professionally finished office condominium in one of Edmonton's most desirable downtown locations. The space offers excellent visibility, accessibility, and long-term value for owner-users or investors alike.
- This property is located directly south of 104 Avenue in Edmonton's downtown core and within walking distance of MacEwan University, MacEwan LRT Station, and multiple public transit routes. The surrounding area is a dense residential and institutional node, offering strong pedestrian traffic and access to numerous amenities including restaurants, cafés, retail shops, outdoor markets, and year round events.



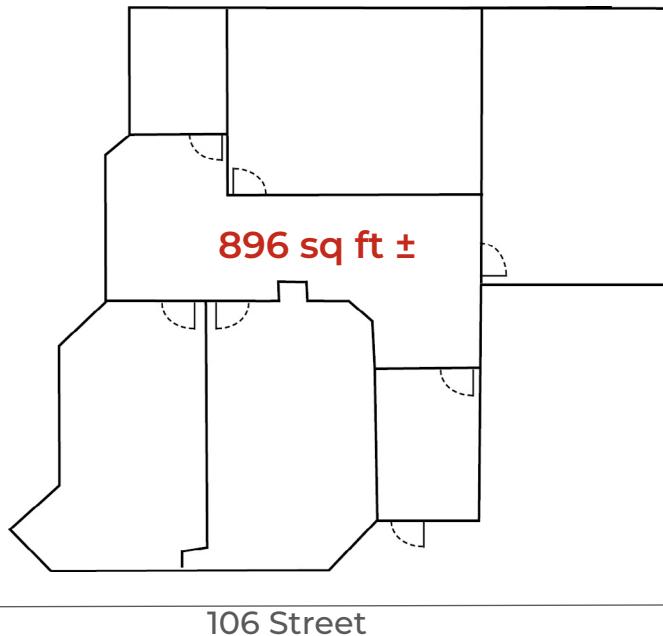
**ROYAL PARK
REALTY™**

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

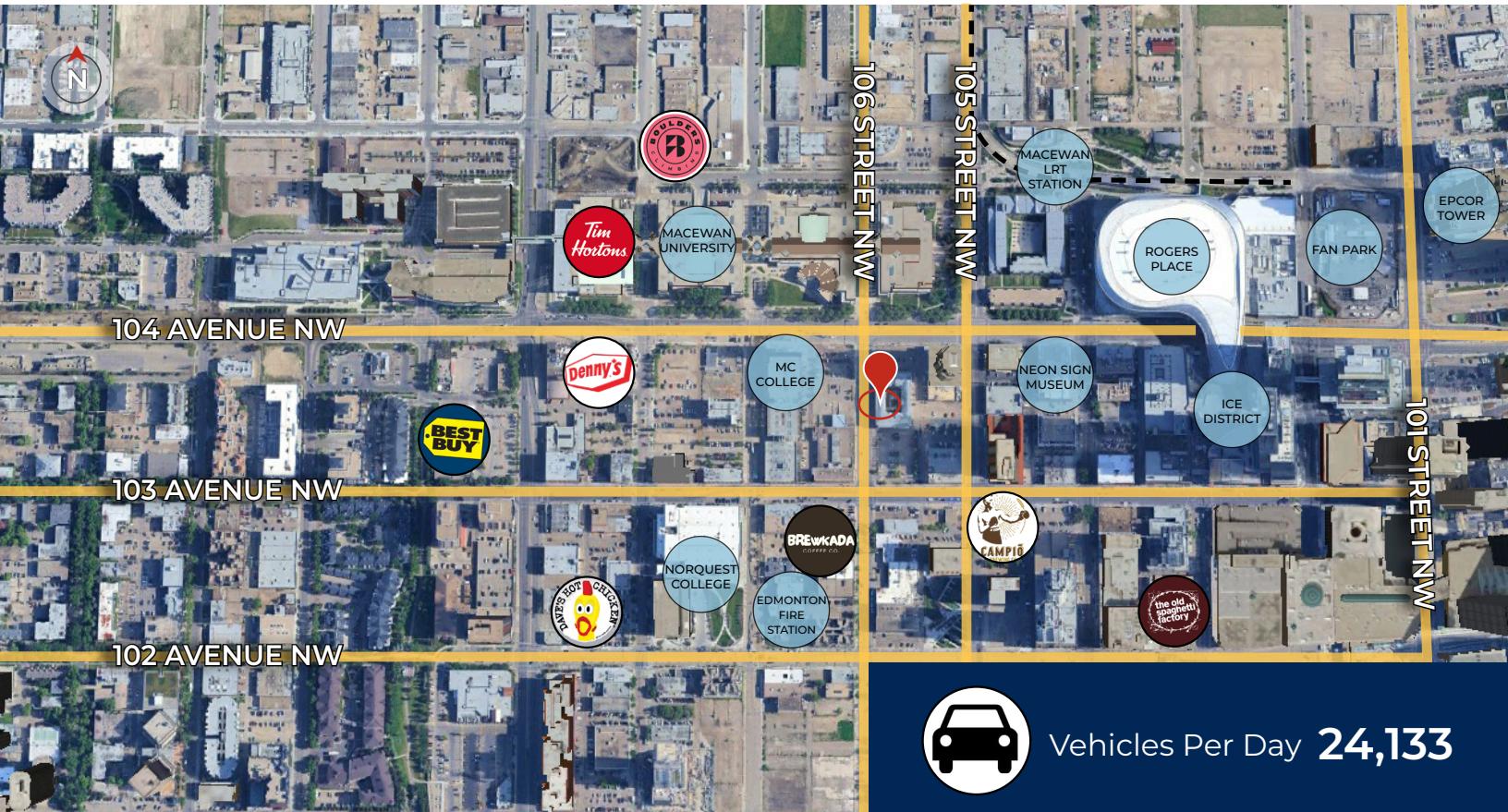
T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Floor Plan | 10339-106 Street NW, Edmonton, AB



Property Location | 10339-106 Street NW, Edmonton, AB



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007

#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



**ROYAL PARK
REALTY™**

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com