

FOR SALE

\$980,000

PRICE REDUCED

DOWNTOWN PHYSIO INVESTMENT PROPERTY MAIN FLR RETAIL UNIT W/ PRIME EXPOSURE

Property Highlights

- **Income Generating:** Commercial condo fully leased to a physiotherapy clinic.
- **Long-Term Tenant:** This property has been leased to a physio clinic since 2004.
- **Visibility:** Main floor unit with excellent visibility.

Property Description

Located in the heart of downtown Edmonton, this fully leased versatile commercial space offers an excellent opportunity for investors.

The property is surrounded by a mix of office buildings, retail shops, apartment units and restaurants, with high foot traffic and strong visibility. Its flexible layout makes it ideal for a range of uses, including retail, office, or mixed-use development.

The modern design enhances its appeal, while the building benefits from convenient access to public transit, street parking, and nearby parking facilities.

With key landmarks like Edmonton City Centre Mall and Rogers Place just steps away, this location provides a vibrant setting for any business venture.

10179 109 St NW, Edmonton

2,792 SF ±
SUBJECT AREA

(UW) URBAN WAREHOUSE
ZONING

Unit 847, Plan 152 2596
LEGAL

\$21,329.24 (2024)
PROPERTY TAXES

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

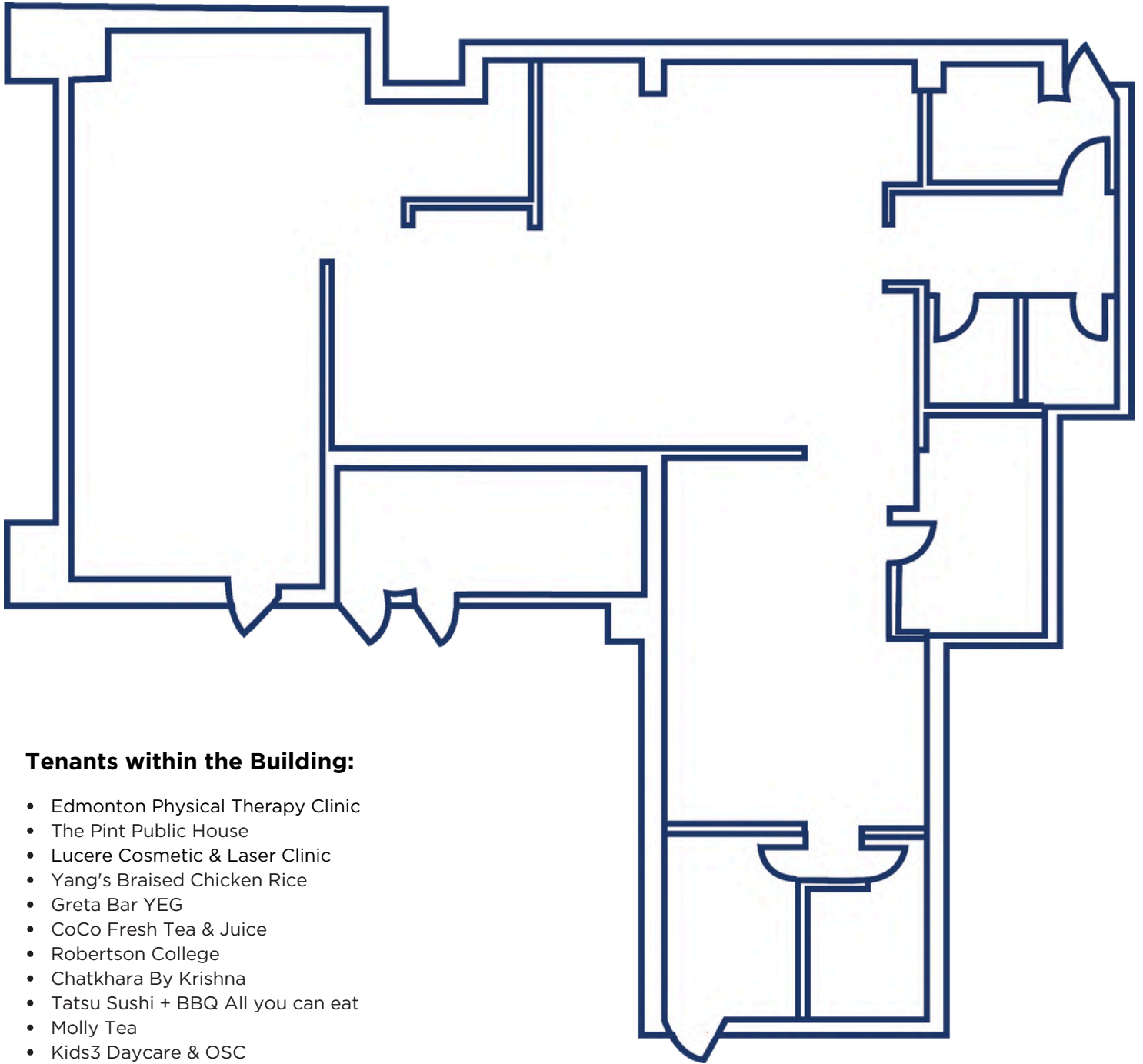
Adel Hanafi, Vice President - Investment Sales & Leasing

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FLOOR PLAN

AREA: 2,792 SF ±

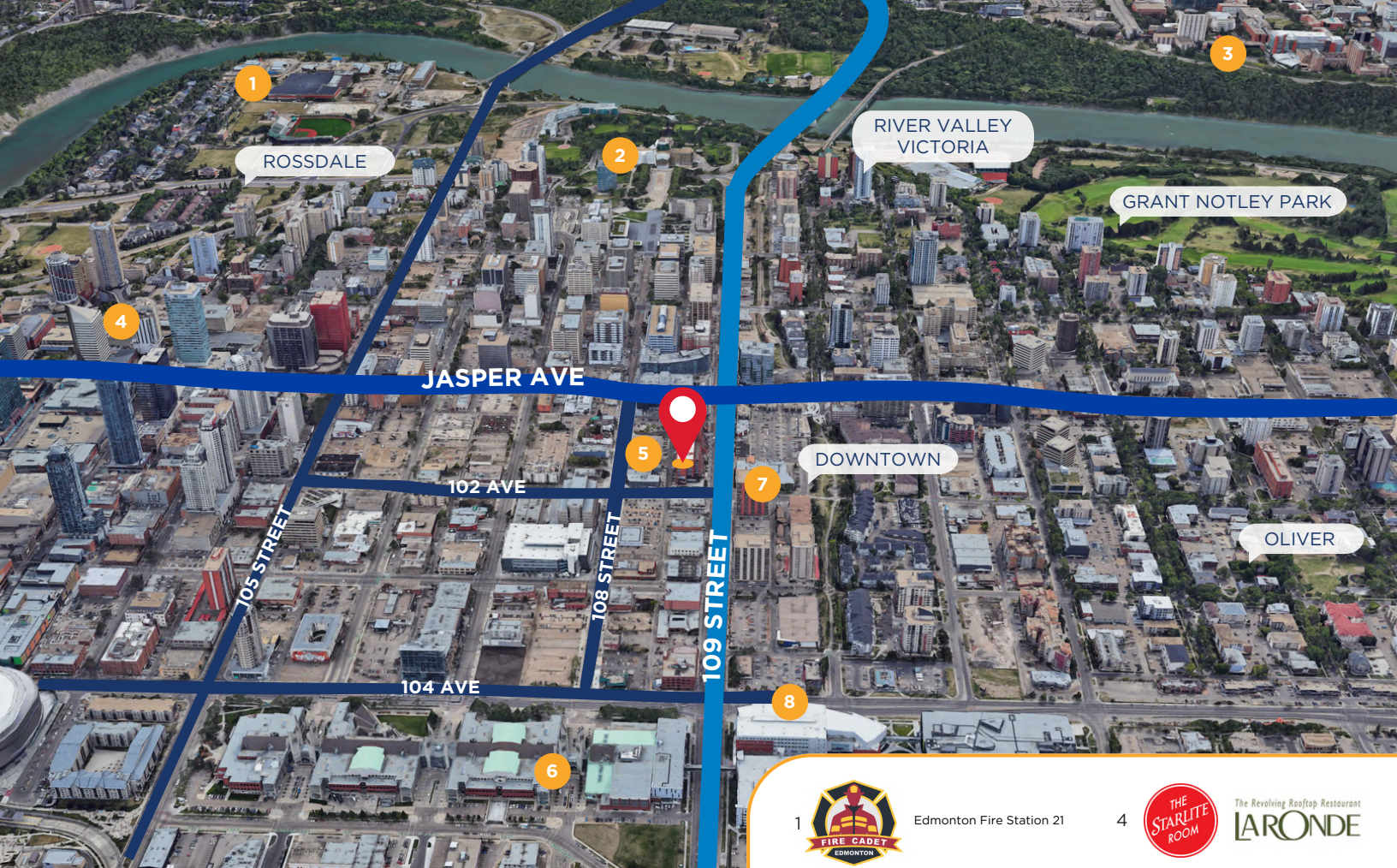


Tenants within the Building:

- Edmonton Physical Therapy Clinic
- The Pint Public House
- Lucere Cosmetic & Laser Clinic
- Yang's Braised Chicken Rice
- Greta Bar YEG
- CoCo Fresh Tea & Juice
- Robertson College
- Chatkhara By Krishna
- Tatsu Sushi + BBQ All you can eat
- Molly Tea
- Kids3 Daycare & OSC

SITE PLAN





DEMOGRAPHICS

3KM RADIUS

10179 109 St NW, Edmonton, AB

A prime location in downtown Edmonton with excellent transit access to the Capital and Metro Lines and 20 bus routes. Surrounded by key roads like Jasper Avenue, 104 Avenue, and 109 Street, the area provides easy access. It's within walking distance of landmarks like the ICE District, Roger's Place, and Edmonton City Centre Mall, with nearby parks like Sir Winston Churchill Square and Victoria Park. The vibrant area is home to office towers, retail shops, restaurants, and nightlife venues, attracting steady foot traffic. This high-traffic, well-connected spot is ideal for visibility and growth.

1	 Edmonton Fire Station 21	4	 <i>The Revolving Rooftop Restaurant</i> LARONDE
2	 LEGISLATIVE ASSEMBLY OF ALBERTA		 Alberta Treasury Board & Finance
5	 CoCo Fresh Tea & Juice	6	 MacEwan UNIVERSITY
3	 UNIVERSITY OF ALBERTA		 REMEDY Licensed Club Bar
7	 save on foods	8	 Student Residences



POPULATION
11,430
Downtown Area



HOUSING
Owner: 32.1%
Renter: 67.9%



INCOME
Individual: \$60.5k
Family: \$112.9k



COMMUTE
54.6%
Car



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