



9712 - 111 Street NW

5,329SqFt Renovated Historical Building For Sale

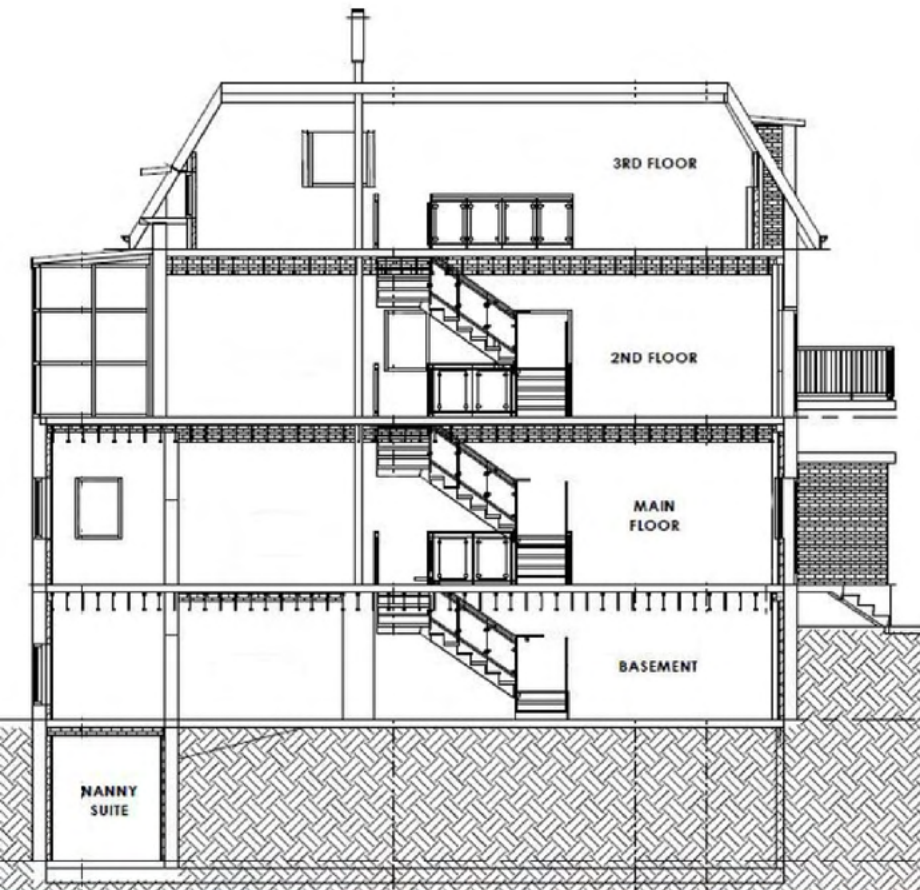
- **Built in 1908, renovated 2021-23**
- **Unobstructed river valley VIEWS!**
- **DC1 Zoning (commercial & residential uses permitted)**
- **5,329sqft over 5 floors on 0.12acre site**
- **Oliver/Grandin neighborhood**
- **\$8,839 (2022) Property Taxes**
- **Curbside street parking & next door parkade, front pad parking can be added**
- **Accessible by 111 Street**
- **Well located downtown, 2 mins from Jasper Avenue and financial district**
- **Not historically designated, renovations permitted**
- **Plan: NB Block: 11 Lot: 84**



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3rd Floor	735
2nd Floor	865
West Sunroom	131
South Deck	145
Main Floor	1,305
West Deck	218
Basement	1,516
Nanny Suite	414
Total	5,329 SqFt

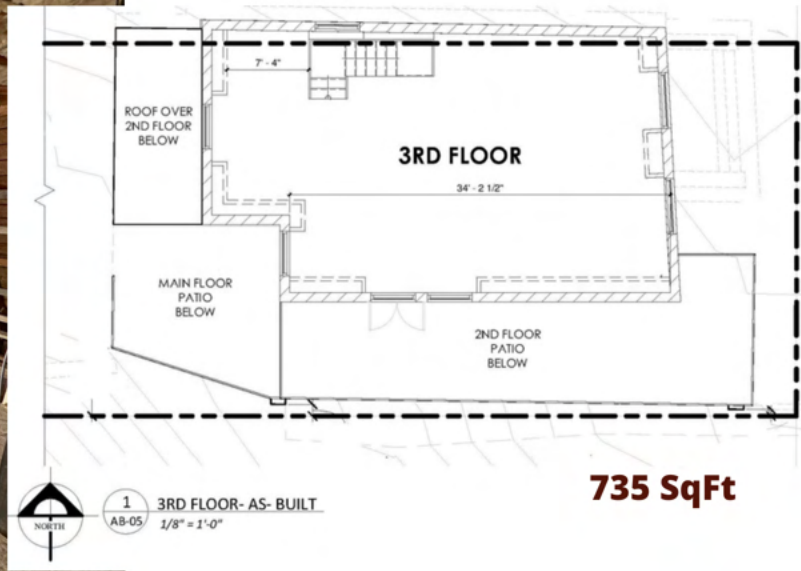


Thoroughly Renovated Completed to Shell

- **New steel and wood structure, clearspan floors**
- **New concrete foundation**
- **New windows and doors**
- **New modern steel staircase**
- **New shingles/refurbished roof**
- **Refurbished brick exterior**
- **New powder-coated steel cladding**
- **2 HVAC's for dual-climate control**
- **New glass deck railings**
- **New deck finishings**
- **New 3rd floor balcony**
- **200A/3Phase power supply**
- **Fireplace chimney from basement remains in North wall**



Third Floor

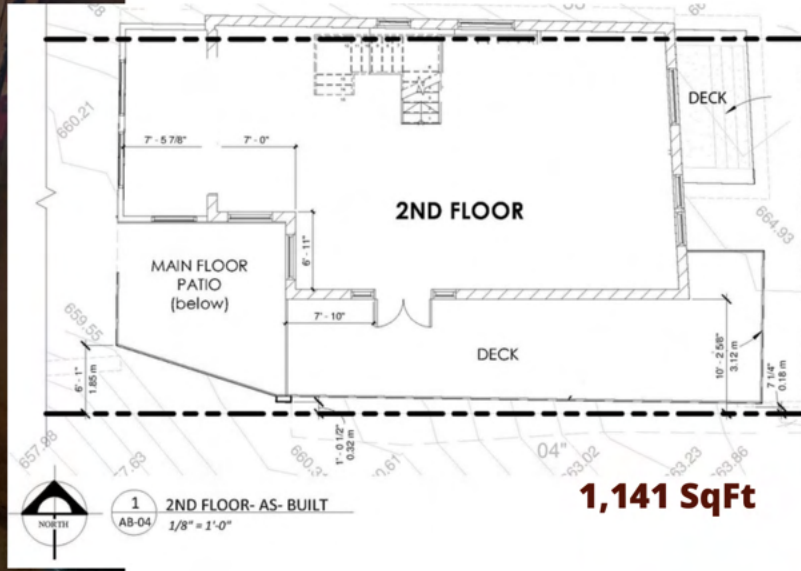


735 SqFt

1 3RD FLOOR- AS- BUILT
AB-05
1/8" = 1'-0"



Second Floor

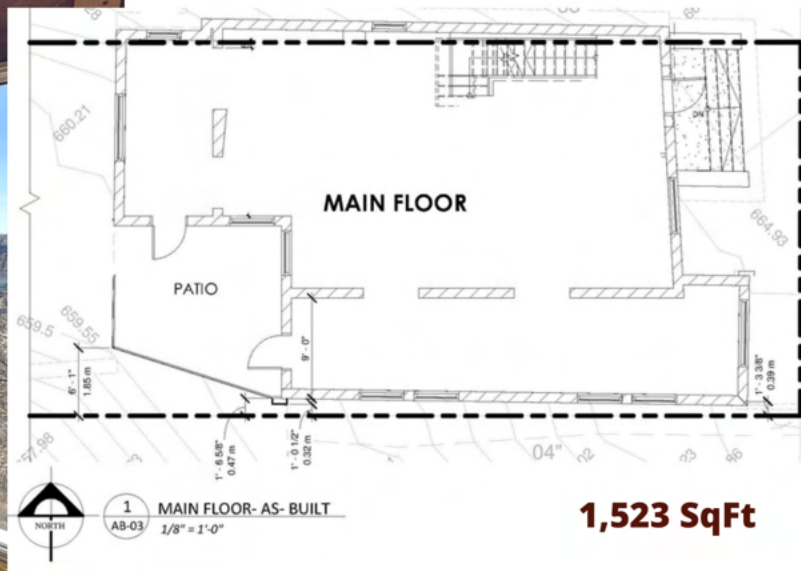


1,141 SqFt

1 2ND FLOOR- AS- BUILT
AB-04
1/8" = 1'-0"



Main Floor



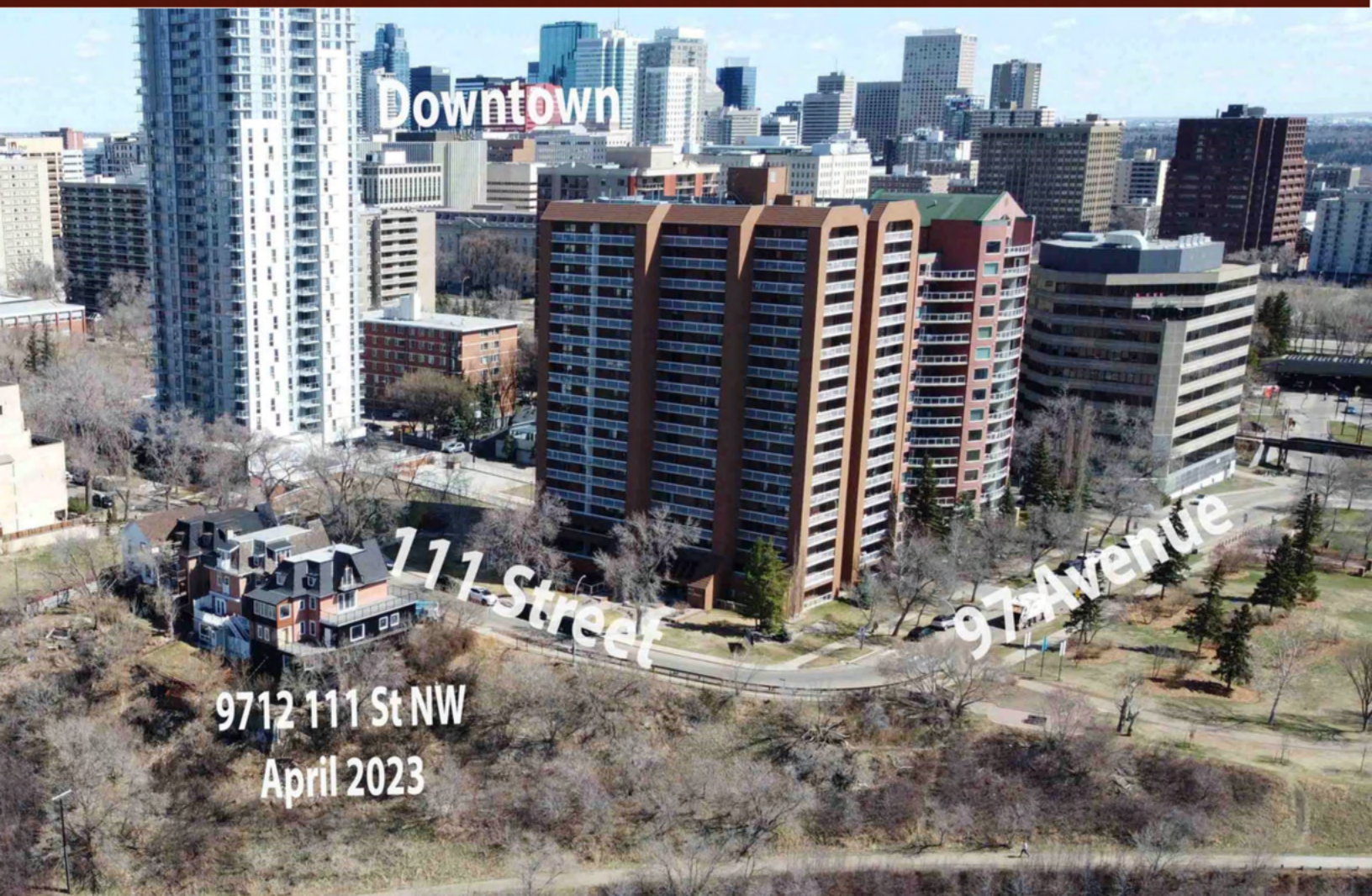
1,523 SqFt

1 MAIN FLOOR- AS- BUILT
AB-03
1/8" = 1'-0"

For more interior and exterior photos,
checkout our website: AmnorGroup.com



Unbeatable 270 degree views of South and West
River Valley, University, and High Level Bridge



9712 111 St NW
April 2023