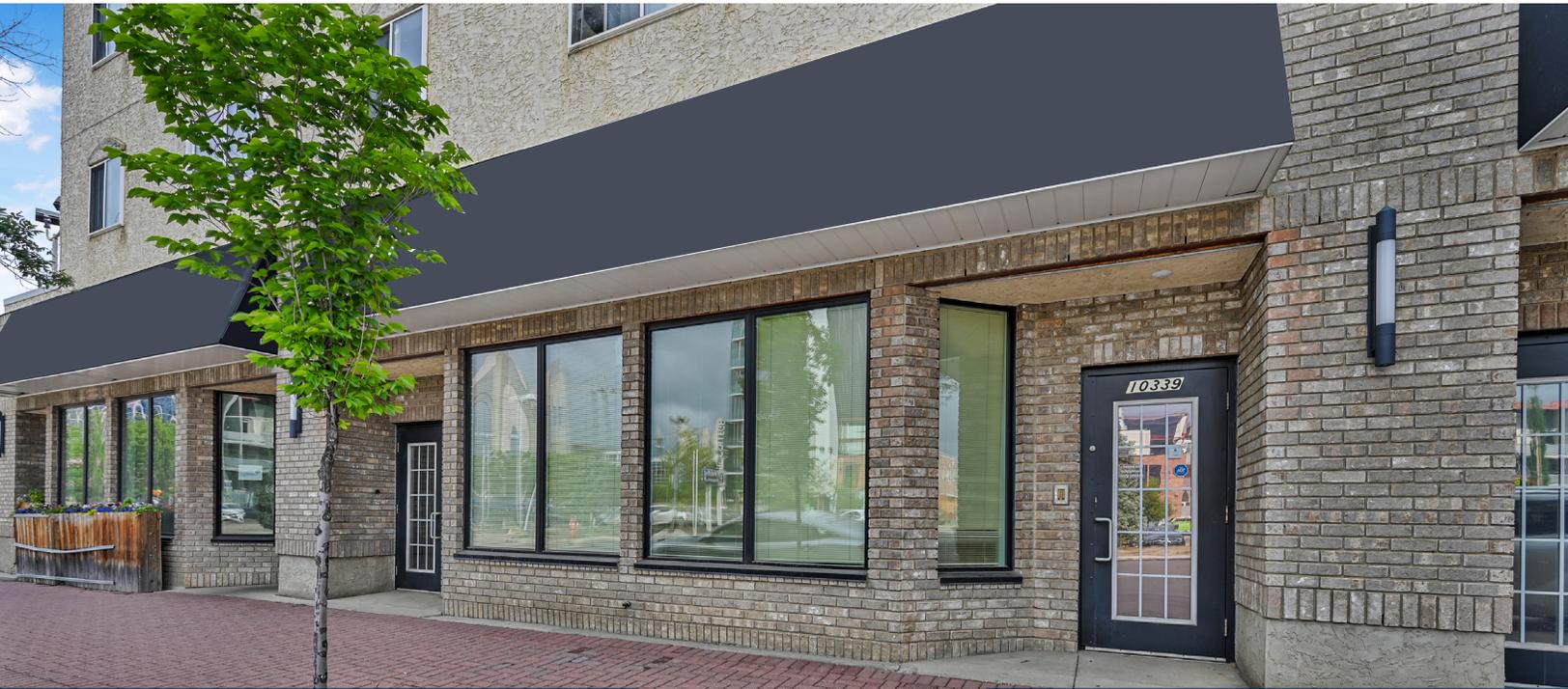


FOR SALE/LEASE

896 SQ FT ± OFFICE SPACE

10339-106 Street NW, Edmonton, AB



PRICE REDUCTION!

MOTIVATED VENDOR

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

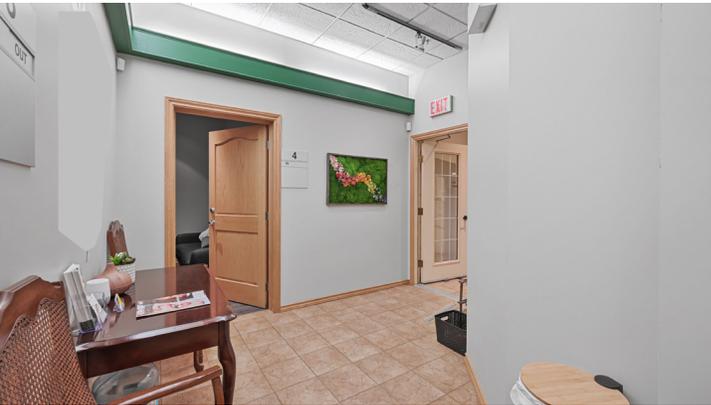


**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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



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 \$359,000.00
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

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**



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



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.

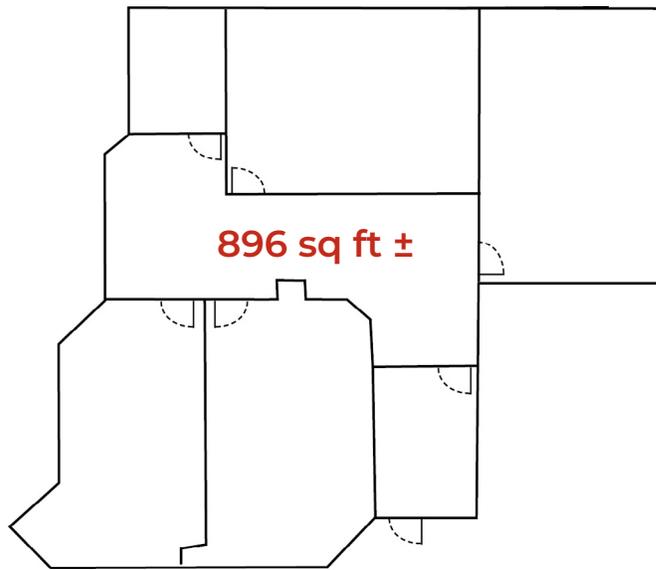


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

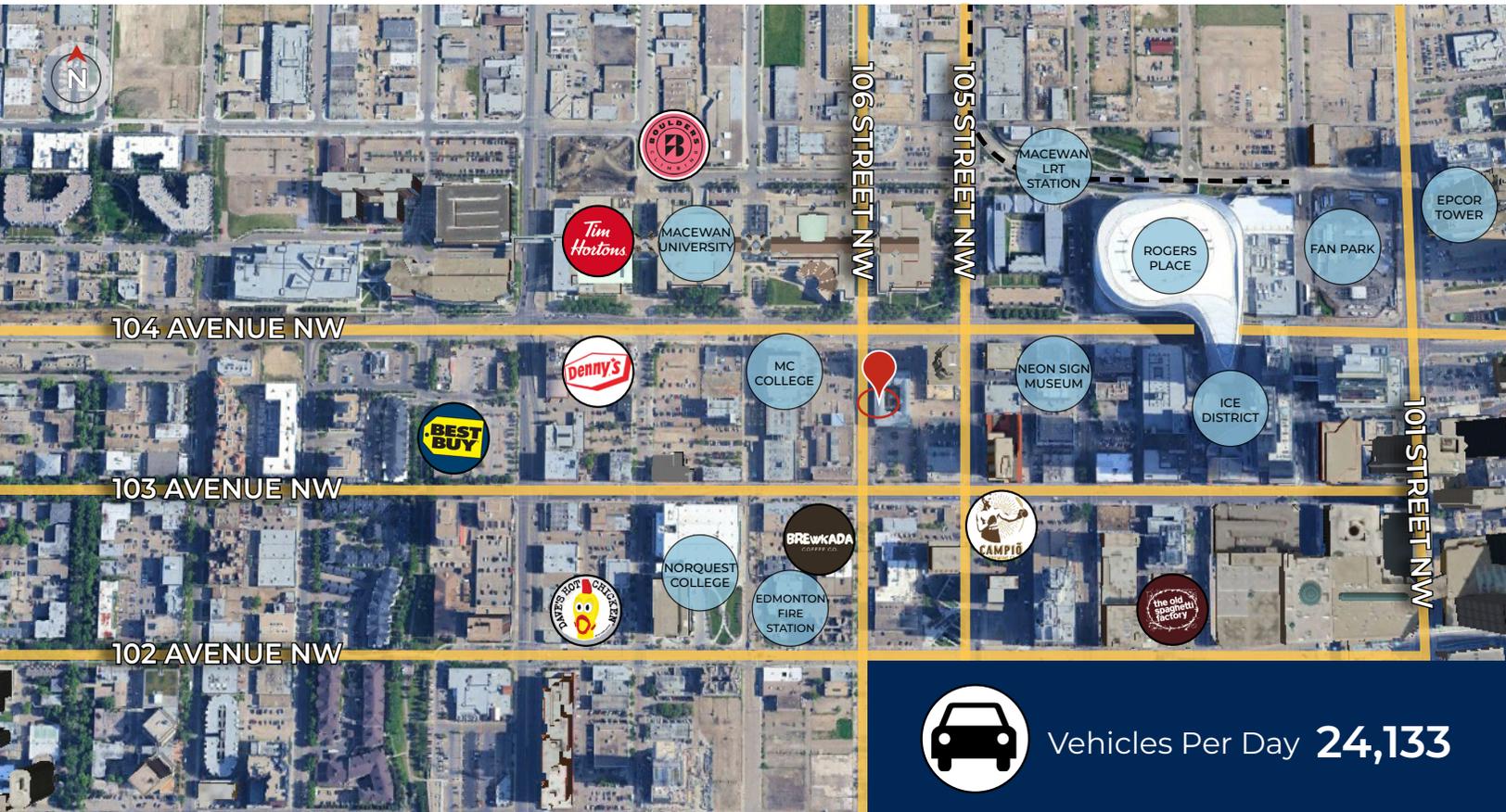
royalparkrealty.com

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



106 Street

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



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



- 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.



780-995-0028
tyler@royalparkrealty.com

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™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com