

FOR SALE

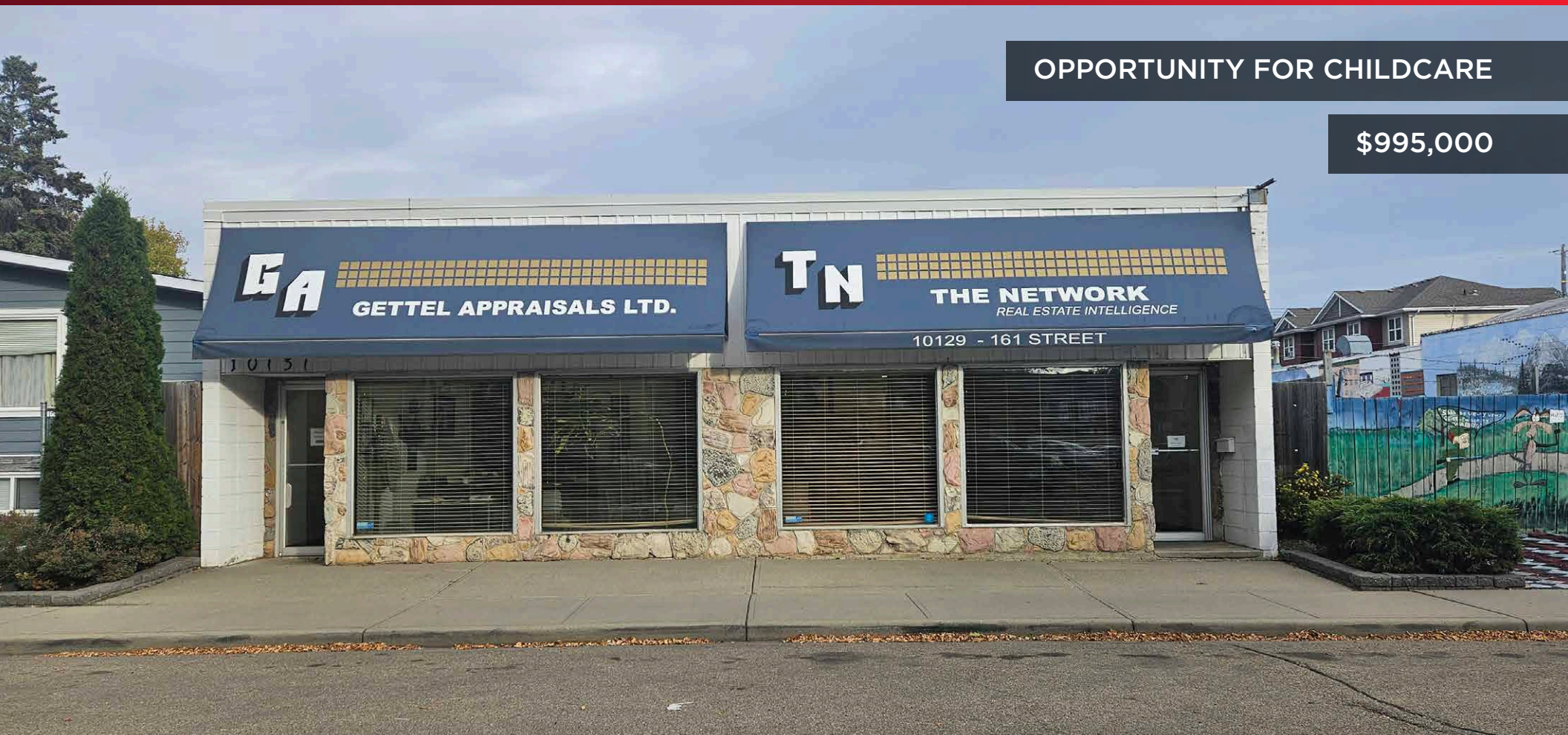
STAND ALONE OFFICE BUILDING 3,972 SF ON 7,500 SF PROPERTY

10129 - 161 Street, Edmonton, AB



OPPORTUNITY FOR CHILDCARE

\$995,000



**Scott Vreeland**  
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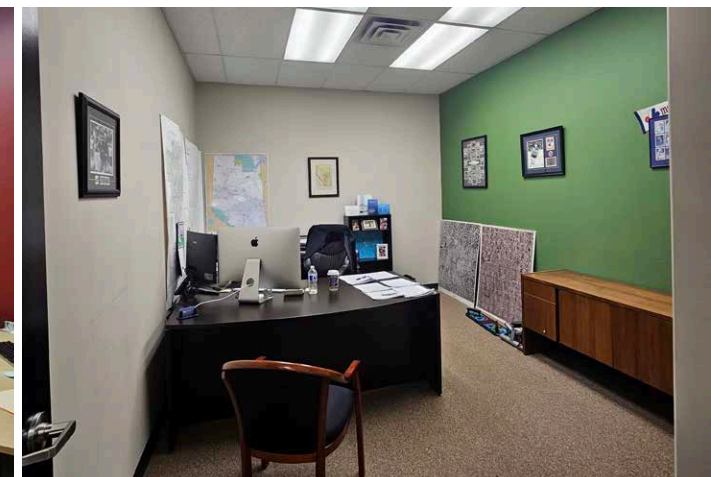
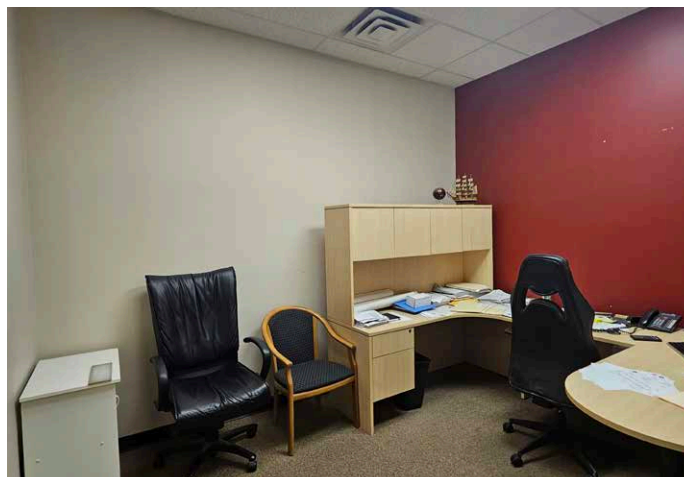
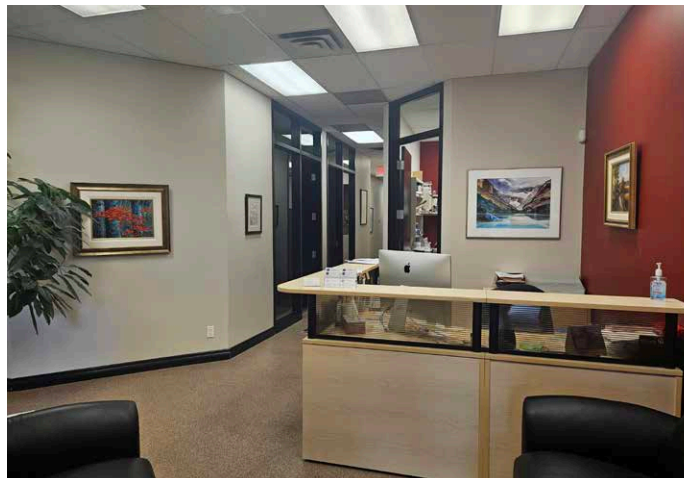
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# PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a stand alone office building under 4,000 SF
- Building was fully renovated from base building in 2007 with all new improvements, mechanical systems and roof
- Efficient layout with 10 offices, a boardroom, 2 file rooms and sizeable storage area, two washrooms (one with shower), reception and kitchen
- Separate side entrance providing ability to sub-lease up to 3 offices
- Excellent opportunity for childcare or related services with potential for a 2,500 SF outdoor play area
- 8 surface stalls at rear of the property plus ample unrestricted street parking along 161st Street
- Conveniently accessible to all areas of West Edmonton, including major thoroughfares like Anthony Henday Drive and Yellowhead Trail



## PROPERTY PHOTOS



# PROPERTY DETAILS

**Municipal Address:**

10129 - 161 Street, Edmonton, AB

**Legal Description:**

Plan 1924AM, Blk 5, Lot 17

**Zoning:**

CN (Neighborhood Commercial)

**Neighbourhood:**

Britannia Youngstown

**Building Size:**

3,972 SF

**Built:**

1979

**Parking Area:**

8 stalls at back of building

**Description:**

Paved surface

**Lot Area:**

7,500 SF

**Area Available:**

Building - 3,972 SF  
Property Size - 7,500 SF

**Signage:**

Building signage available

**2024 Property Taxes:**

\$19,492.50

**2024 Building Insurance:**

\$5,738.00

**2024 Utilities:**

\$11,968.00

**Operating Costs:**

\$9.36 PSF

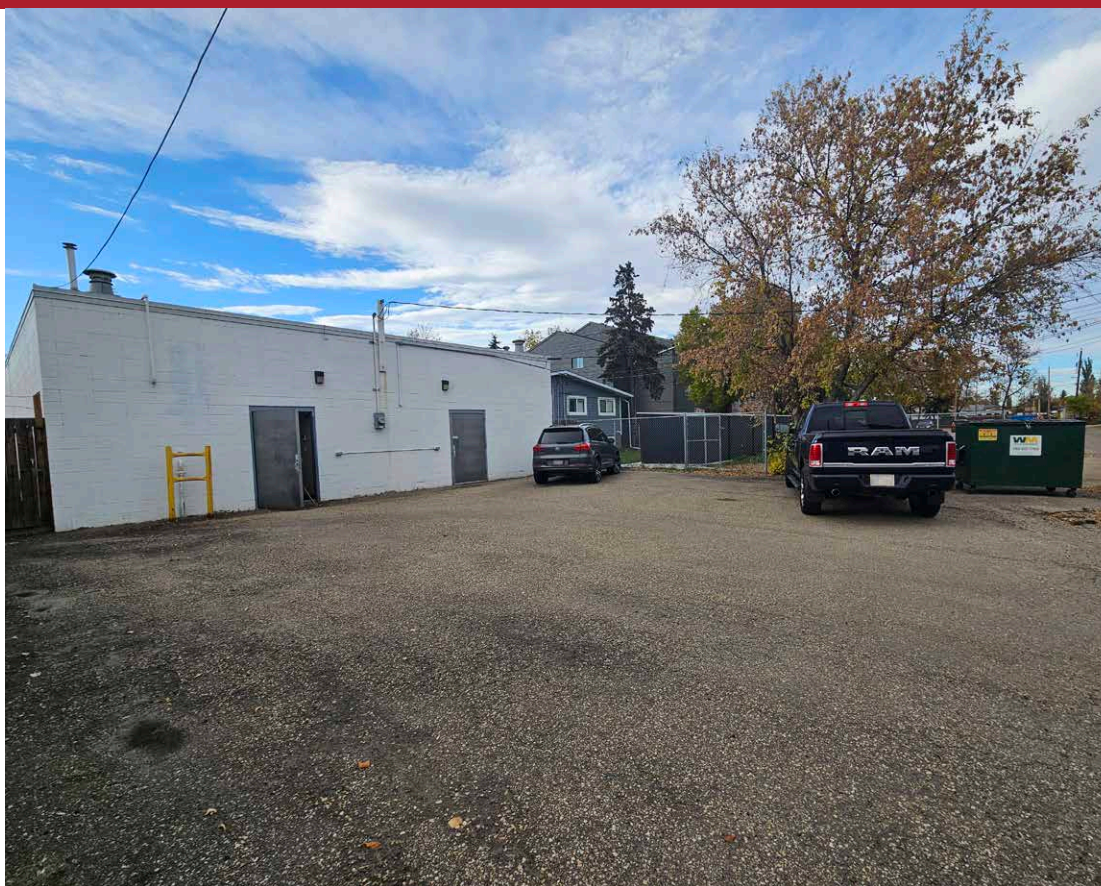
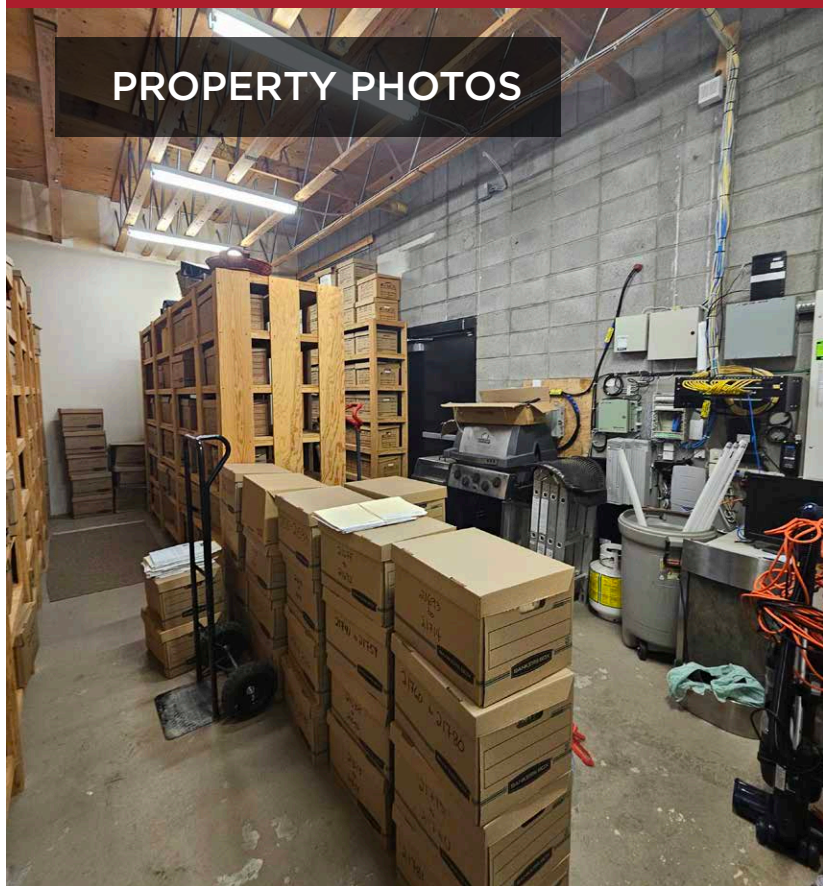
**Availability:**

April 1, 2025 for vacant possession

**Sale Price:**

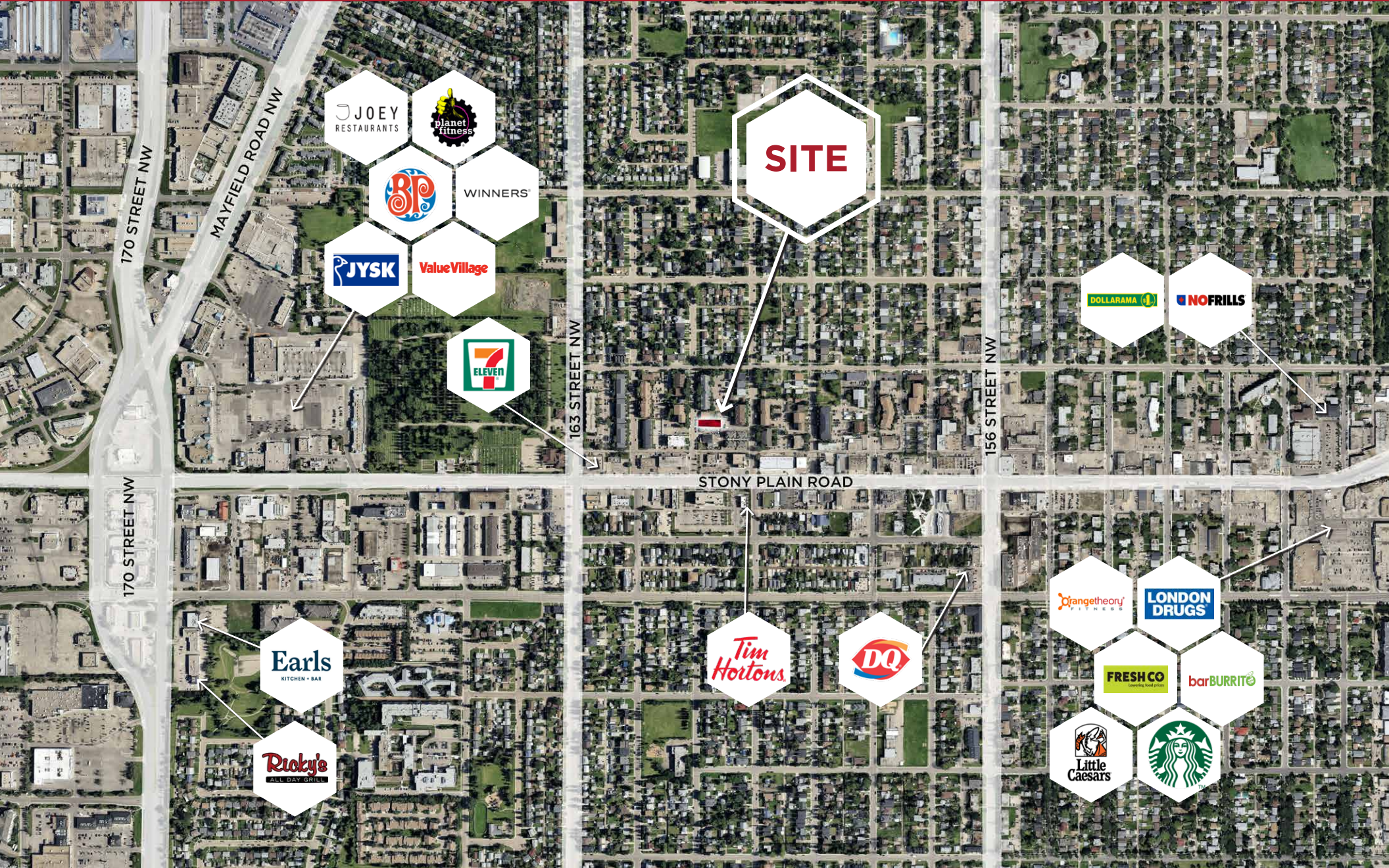
\$995,000

## PROPERTY PHOTOS





# AERIAL







**GETTEL APPRAISALS LTD.**



**THE NETWORK**  
REAL ESTATE INTELLIGENCE

10129 - 161 STREET



**CUSHMAN &  
WAKEFIELD**

Edmonton

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