

## End Cap Commercial Condo For Sale (Con...)

101 5661 99 St , Edmonton, AB, T6E 3N8

Office: General Condo For Sale

Prepared on January 31, 2026



### Listing Details | Office Condo For Sale

Suite	<b>101</b>
Secondary Uses	<b>Retail</b>
Condo	<b>Yes</b>
Total Available Space	<b>1,373 SF</b>
Asking Price	<b>\$424,900</b>
Listing Price Per SF	<b>\$309.36</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$12,369</b>
Possession	<b>90 Days / negotiable</b>
Signage	<b>Free-Standing</b>
Show Instructions	<b>Call broker</b>

Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>3 days</b>
Date Listed	<b>1/28/2026</b>
Last Modified	<b>1/29/2026</b>
Listing ID	<b>44222126</b>
Offices	<b>5</b>
Owner Occupied	<b>Yes</b>
Condo Fee Desc.	<b>\$358.67 plus Gst / mont...</b>
Restrooms	<b>1</b>
Parking Spaces	<b>4</b>

### Description

THIS MAIN FLOOR END CAP COMMERCIAL CONDO unit could be perfect for your Office / Medical / Retail / Specialty Uses!

Bright, spacious property in an exceptionally high-traffic, high-visibility location (25,000 vpd as per CoE)

It includes:  
Open reception / waiting area, 5 office / work areas, kitchenette & handicap accessible private washroom..

Versatile space perfect for collaboration & privacy in one environment

Completely renovated in recent years, it comes with 4 Titled parking spots & pylon signage!

Why lease when you can own?

### Property Details

Building Class	<b>B</b>
Property Type	<b>Office</b>
Sub Type	<b>General</b>
Zoning	<b>(BE)Business Employm...</b>
Building Status	<b>Existing</b>

Building Size	<b>15,000 SF</b>
Land Size	<b>0.63 Acres / 27,443 SF</b>
Number of Buildings	<b>1</b>
Floors	<b>2</b>
Year Built	<b>2010</b>

### Contact

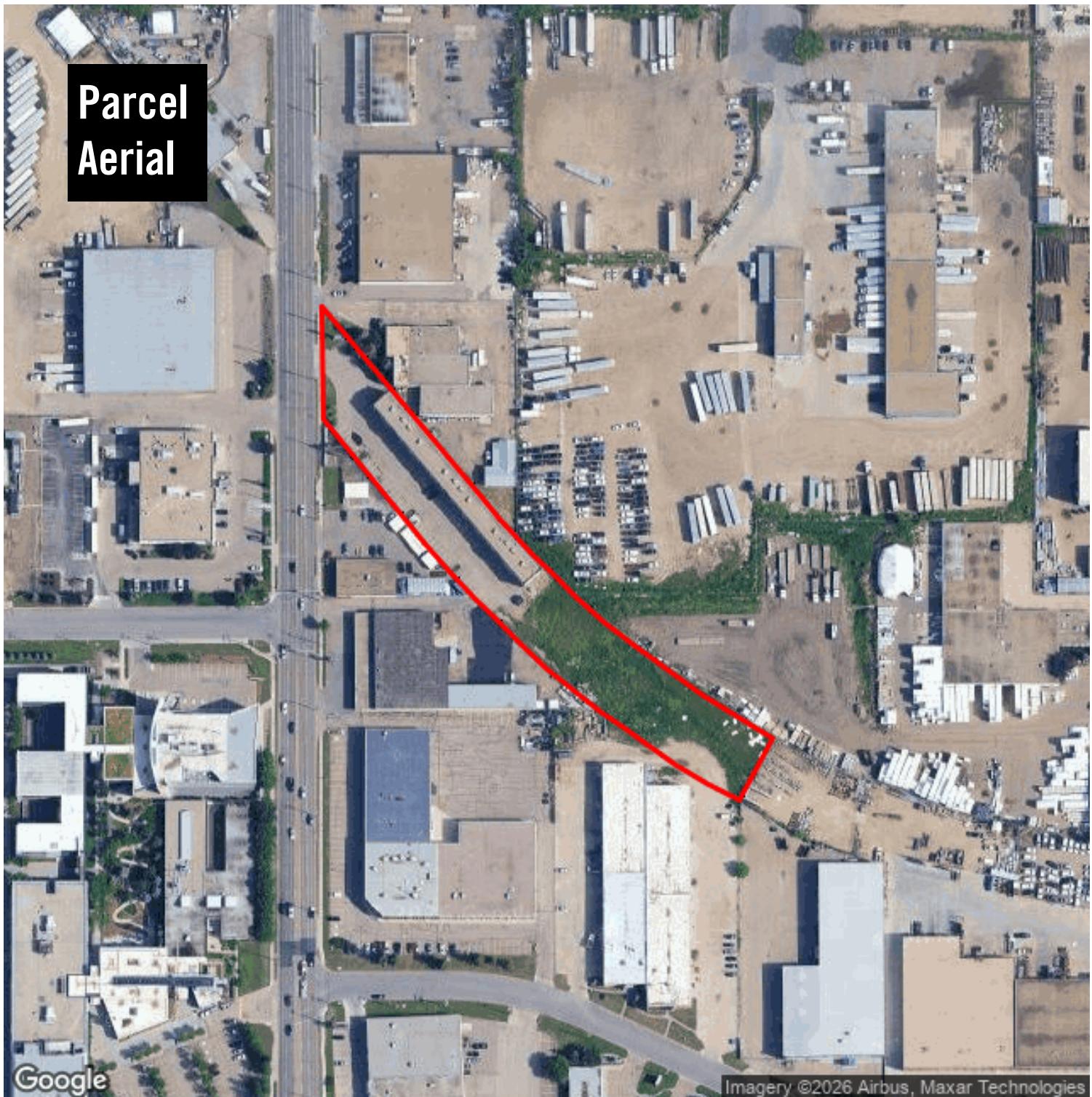


**John Fraser**

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MaxWell Challenge Realty



# 5661 - 99 Street

5661-5677 99 Street  
Edmonton, AB T6E 3N8



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MOODY'S  
ANALYTICS

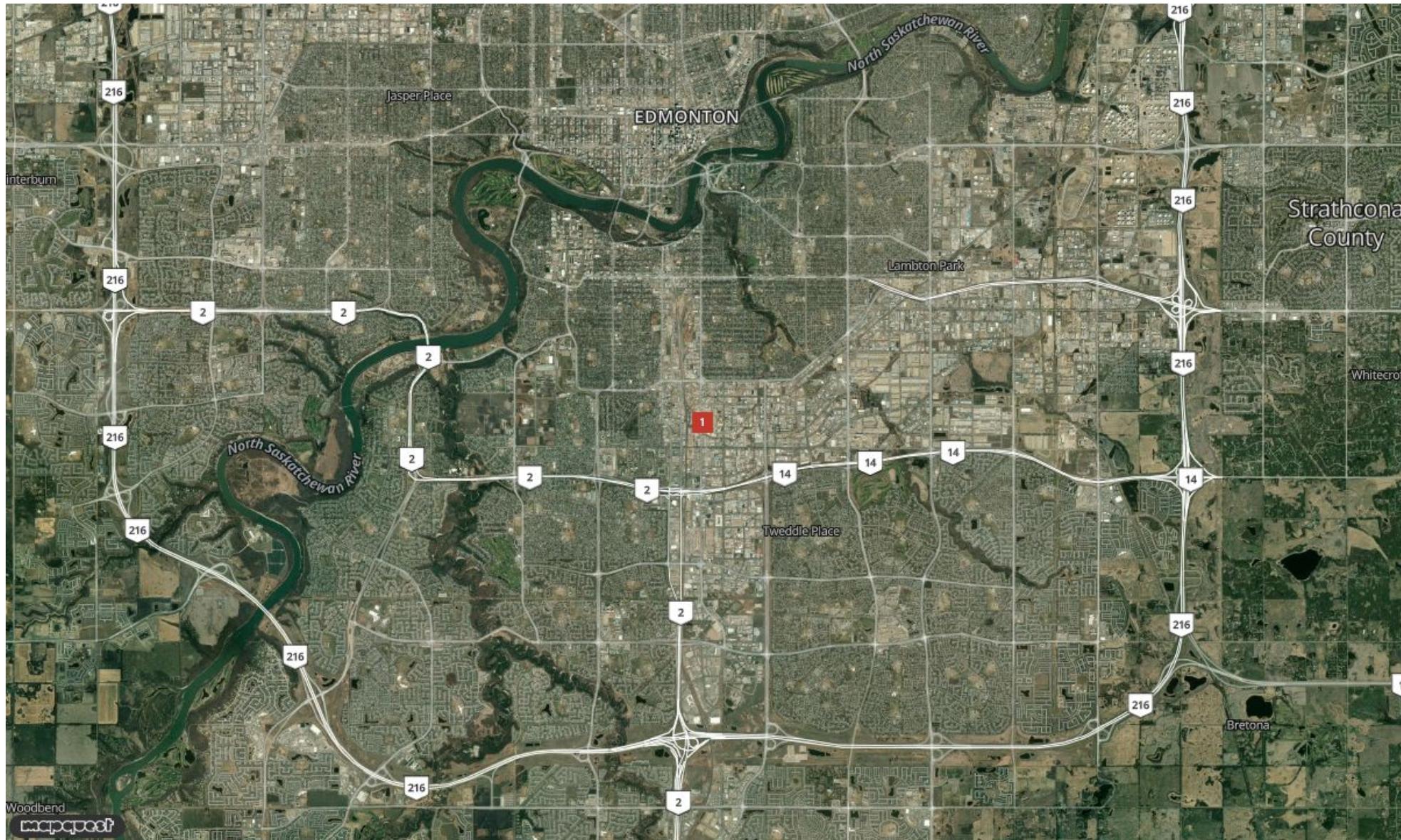
Catylis

# Report for 5661 - 5677 99 Stre...

**MOODY'S**

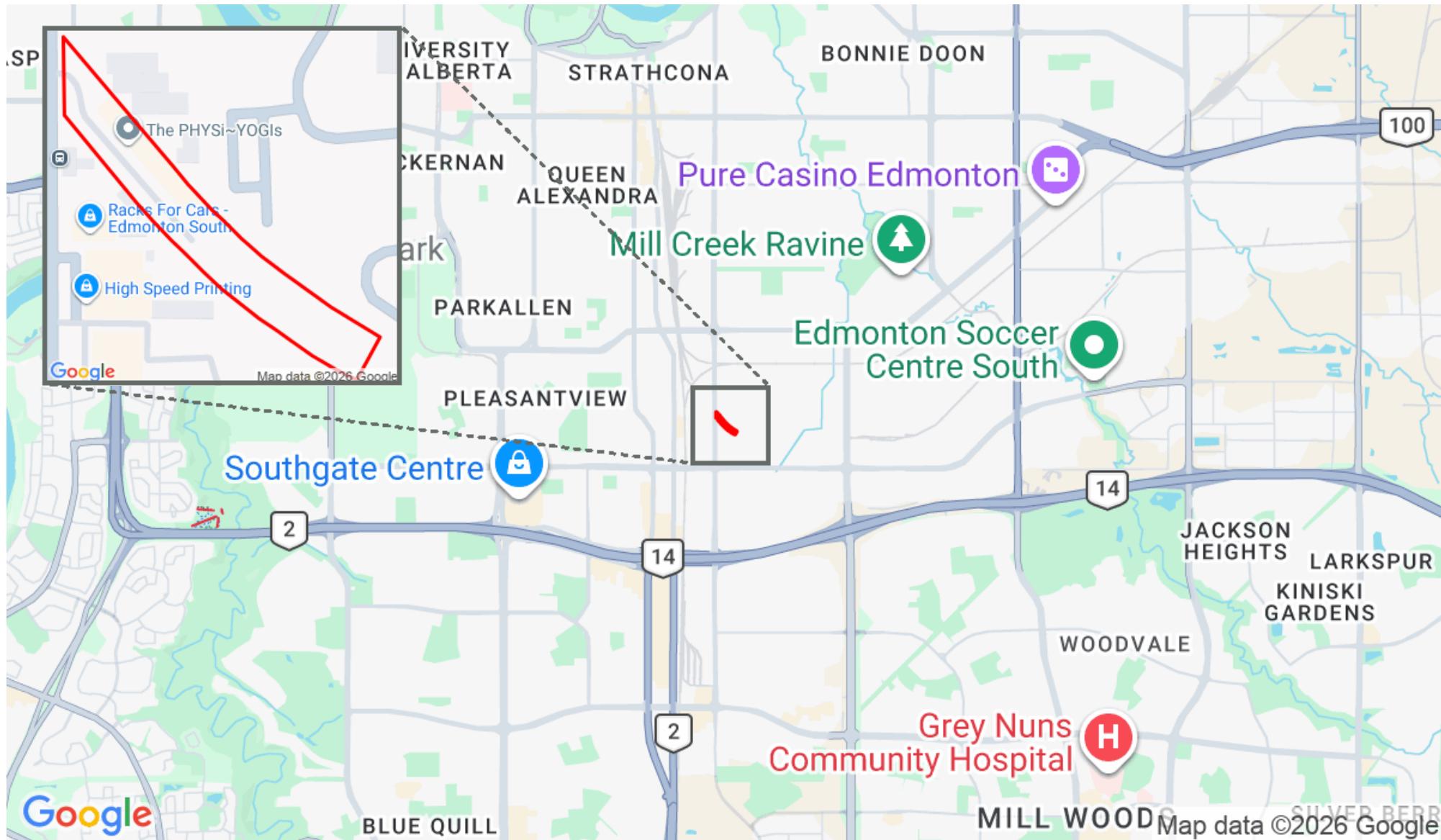
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