

Office Condo For Sale

MOODY'S

MaxWell Challenge Realty

201-6650 177 St NW Edmonton, AB T5T4J5 | 780-483-4848

End Cap Commercial Condo For Sale (Con...

Office: General Condo For Sale

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

Prepared on January 31, 2026



Listing Details | Office Condo For Sale

Suite	101	Vacant	No
Secondary Uses	Retail	Available Date	Now
Condo	Yes	Days On Market	3 days
Total Available Space	1,373 SF	Date Listed	1/28/2026
Asking Price	\$424,900	Last Modified	1/29/2026
Listing Price Per SF	\$309.36	Listing ID	44222126
Cap Rate (Actual)	-	Offices	5
Total Expenses	\$12,369	Owner Occupied	Yes
Possession	90 Days / negotiable	Condo Fee Desc.	\$358.67 plus Gst / mont...
Signage	Free-Standing	Restrooms	1
Show Instructions	Call broker	Parking Spaces	4

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	Building Size	15,000 SF
Property Type	Office	Land Size	0.63 Acres / 27,443 SF
Sub Type	General	Number of Buildings	1
Zoning	(BE)Business Employm...	Floors	2
Building Status	Existing	Year Built	2010

Contact



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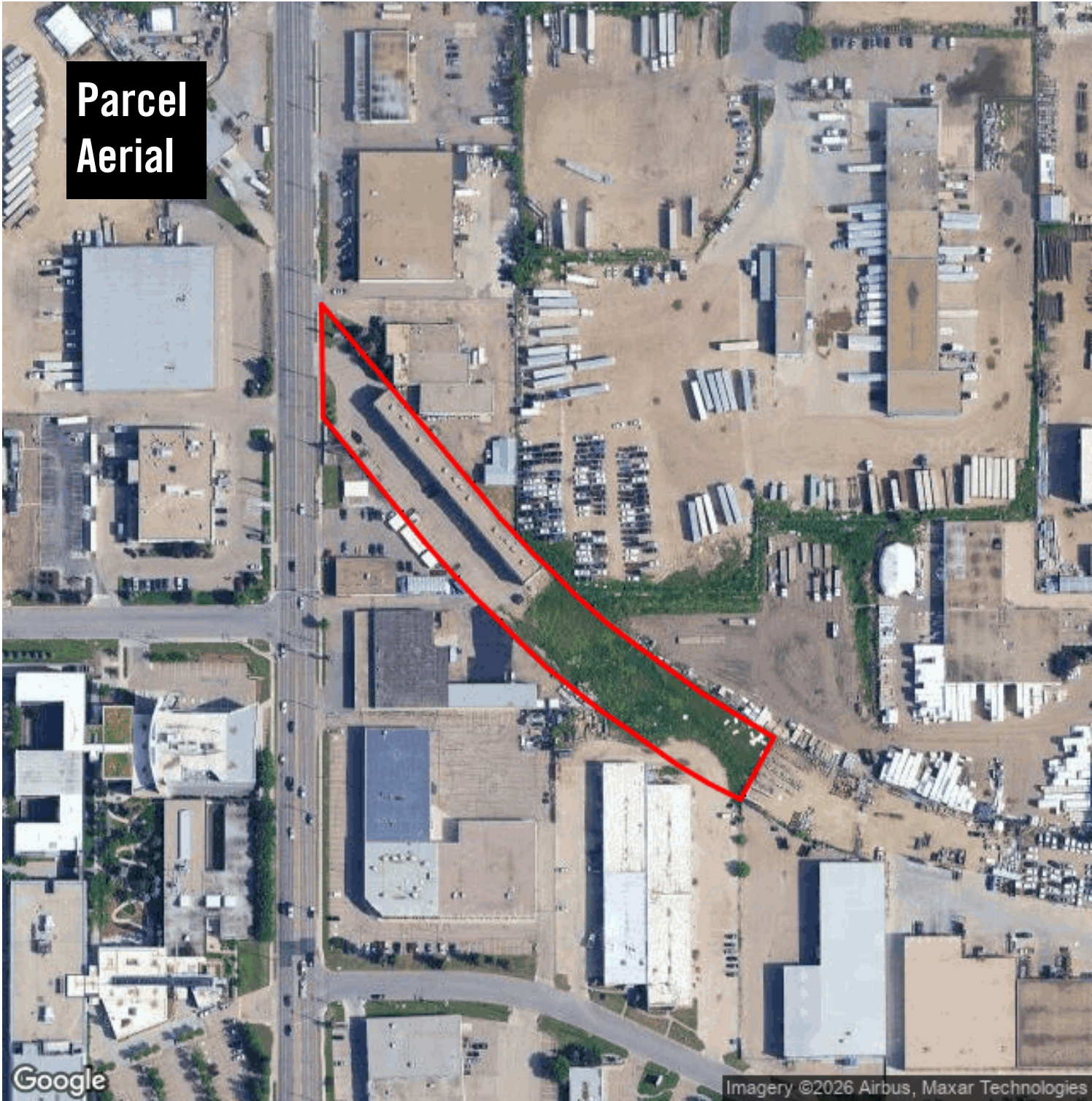
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5661-5677 99 Street
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ANALYTICS

Catylist

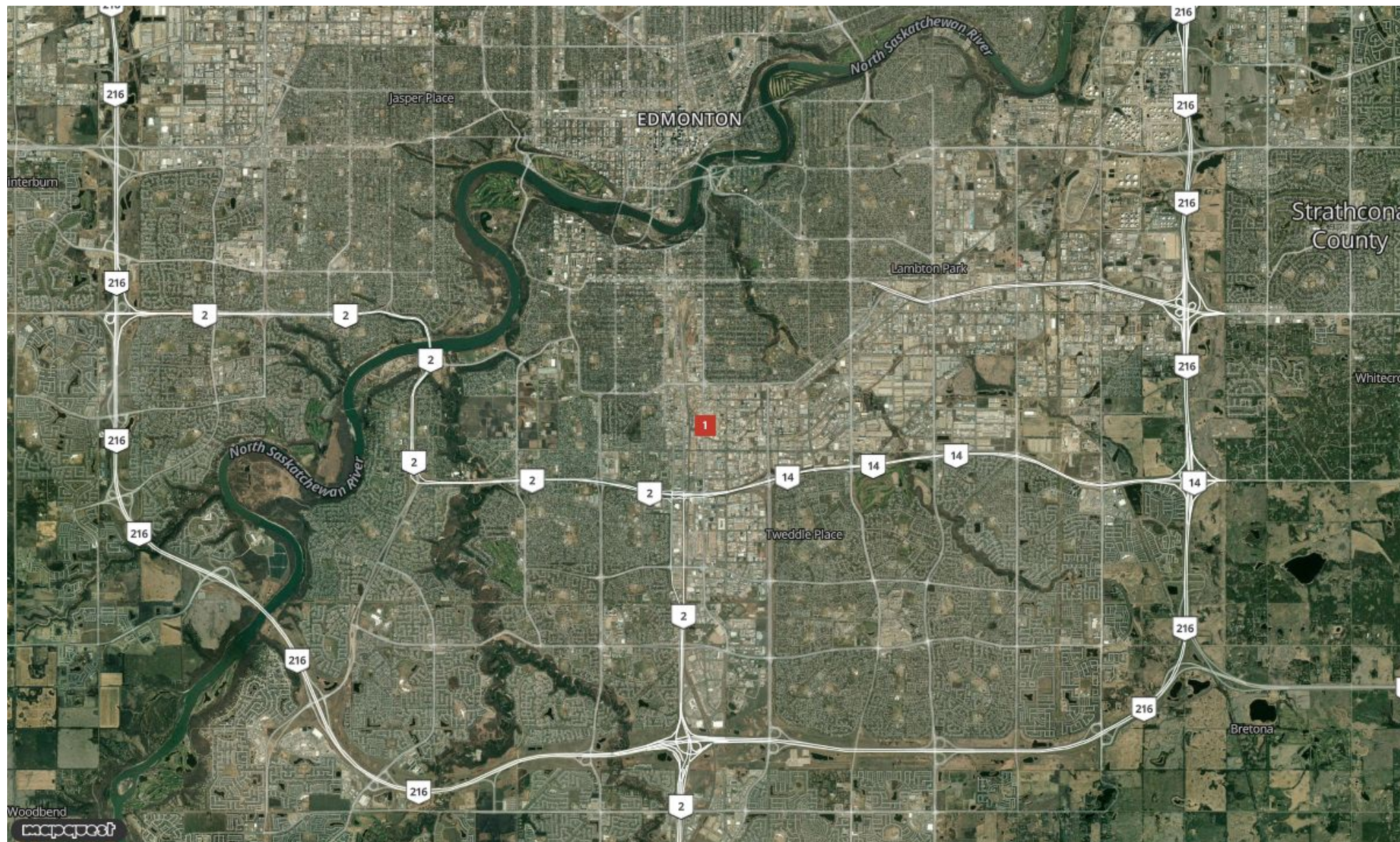
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Report for 5661 - 5677 99 Stre...

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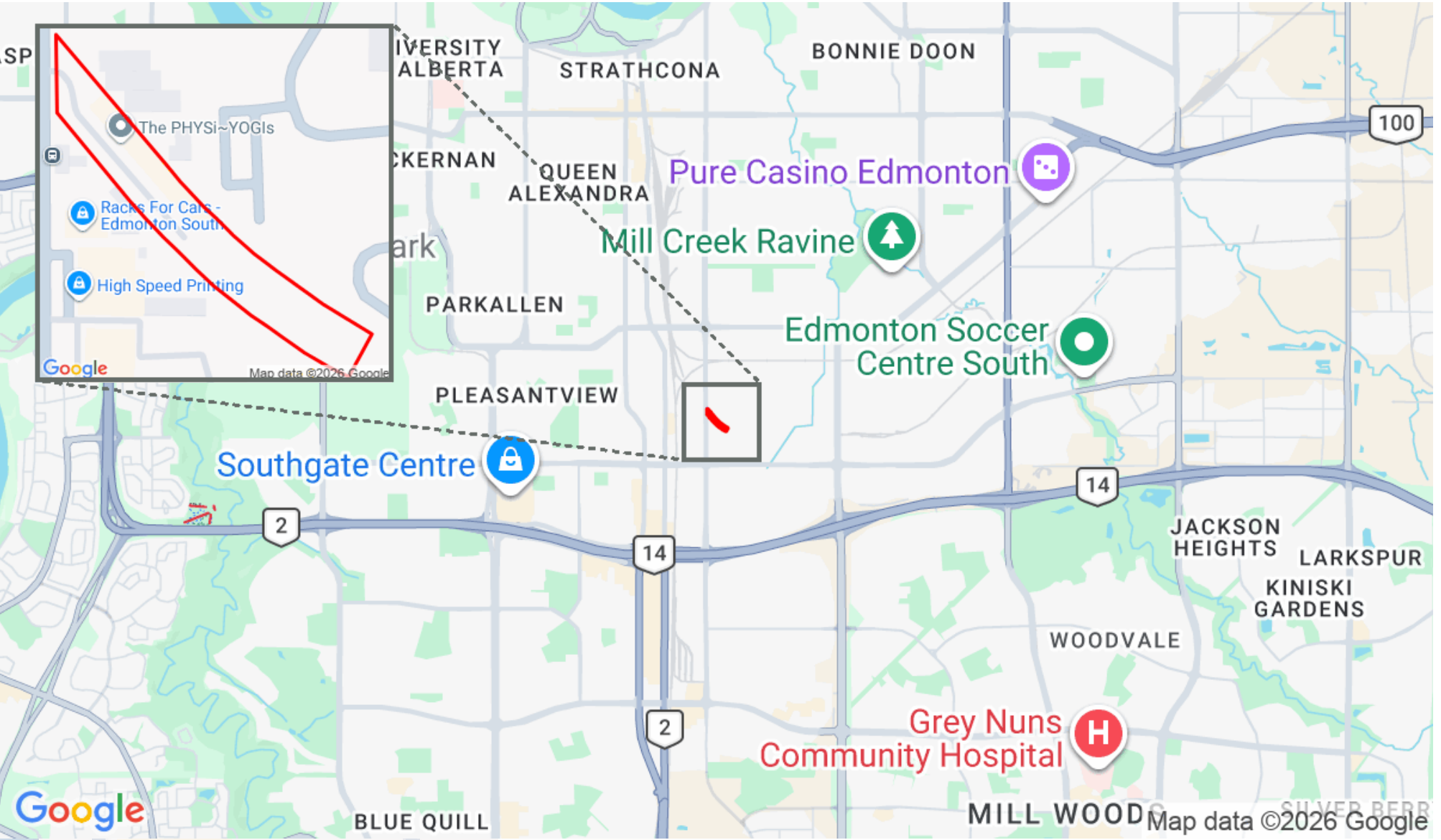
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