

# Academy Place Office Condo

Ideal Oliver Location

Suite 210, 11520 - 100 Avenue NW  
Edmonton, AB

Second Floor Unit: 1,100 Rentable SF // 901 Usable SF



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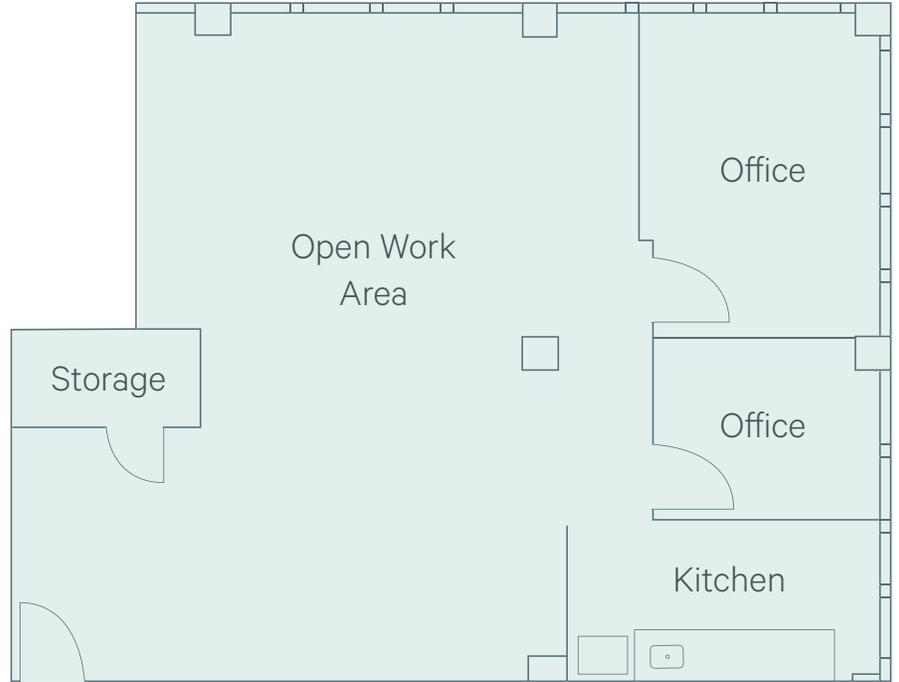
# The Opportunity

## Ideal space for owner / user

Own your office space in the heart of Edmonton's Oliver neighbourhood. This unique corner unit offers plenty of natural light and an efficient floor plan. With flexible zoning, permitting a multitude of uses, and the ability to easily remove or add offices/meeting rooms, this unit can accommodate a wide variety of businesses. With easy accessibility, assigned covered parking, and recent building upgrades, this office condo is perfect for professionals. Plus, enjoy immediate access to local retail amenities, the river valley, running paths, and bike trails, located just steps away.

### Highlights:

- + Elevator accessible
- + Nearby amenities
- + Recent building facade upgrades
- + Proximity to public transit



High quality improvements. All appliances (dishwasher/fridge/sink) & carpet replaced in 2022



Above average ceiling height (+/-9.5 feet)



Corner unit with full height windows allowing for abundant natural light. Windows equip with modern perforated shades



Excellent parking ratio at below "market" monthly rates, plus visitor parking



Flexibility of office layout - open or closed office premises



Located in the vibrant neighborhood of Oliver, in immediate proximity to all retail services, restaurants & river valley



Join other medical and professional services in the building

## Property Details

**Area** 901 Usable SF // Estimated ~1,100 Rentable SF

**Available** Immediately

**Sale Price** \$189,000 // \$209.77 Per Usable SF

**Property Taxes** \$377.48 / month (2024)

**Condo Fees** \$1699.12 / month (2024 & held for 2025)  
*(utilities & management fees included)*

**Parking** 1 assigned covered stall @ \$100 / month + additional single stall available @ \$100 / month  
*(Additional parking available in adjacent parkade)*

**Zoning** DC1



Excellent Location  
just minutes from  
Downtown and  
124<sup>th</sup> Street



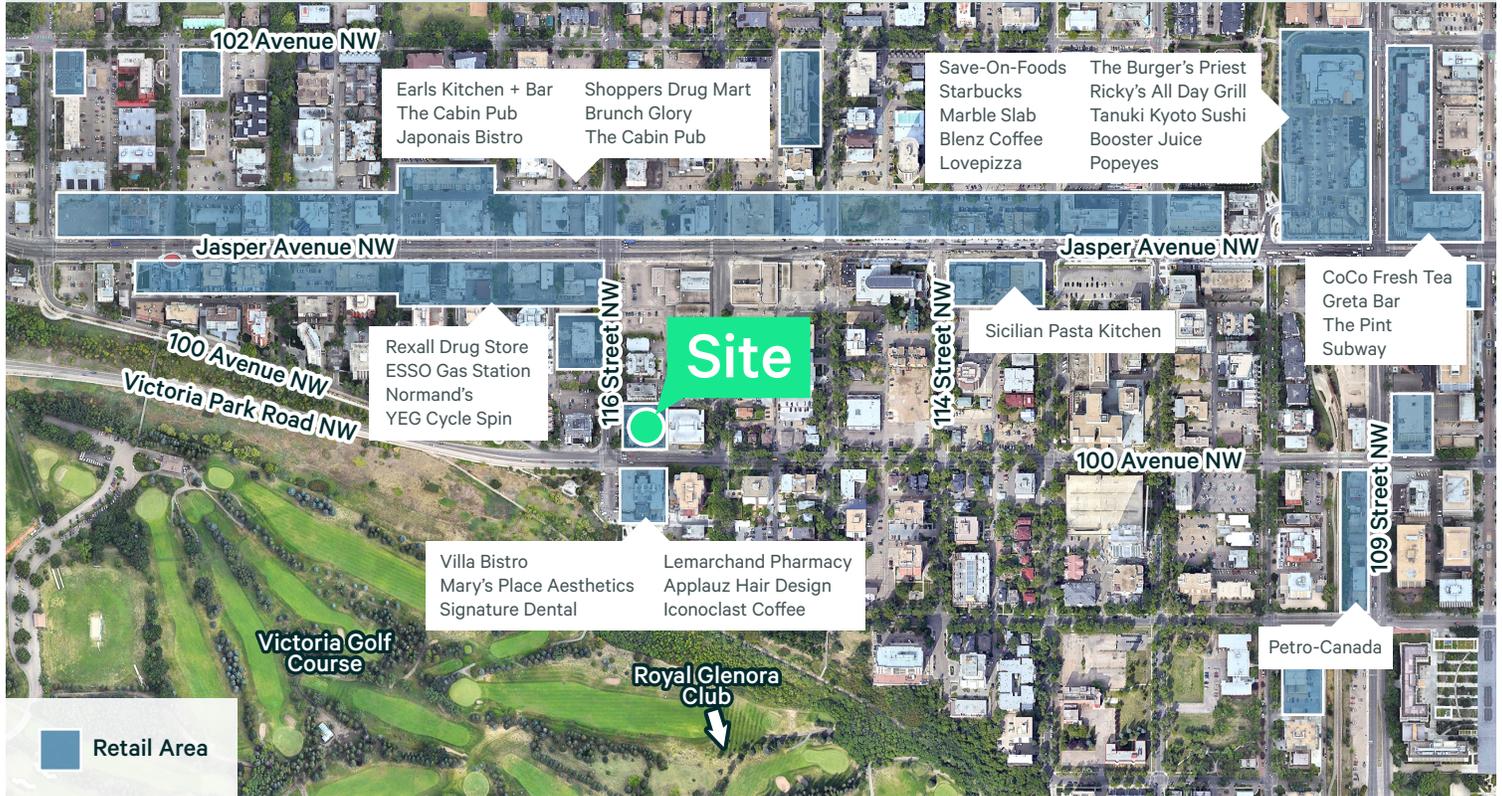
Drive  
Times

2 Min  
to 124th Street

6 Min  
to Legislature Grounds

8 Min  
to City Centre Mall

7 Min  
to Rogers Place



## Contact Us

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