

FOR SALE



**CUSHMAN &
WAKEFIELD**
Edmonton

GATES ON TWELFTH

10147

GATES ON TWELFTH

10155-112 STREET,
EDMONTON, AB

RETAIL & OFFICE CONDO FOR SALE

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

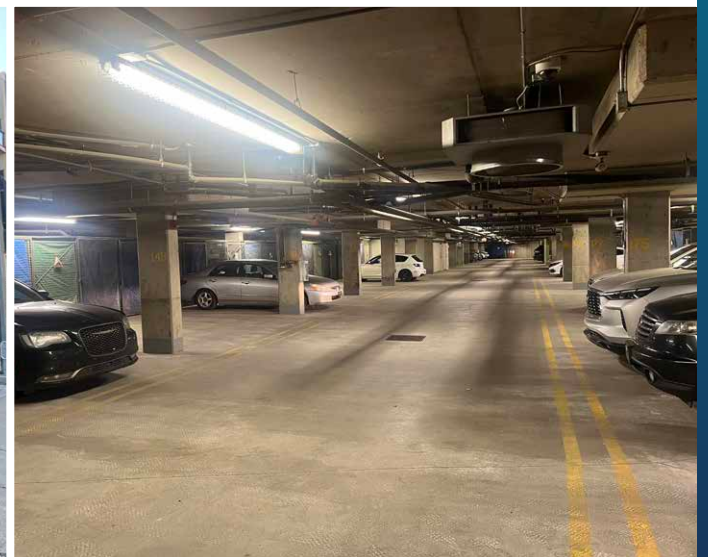
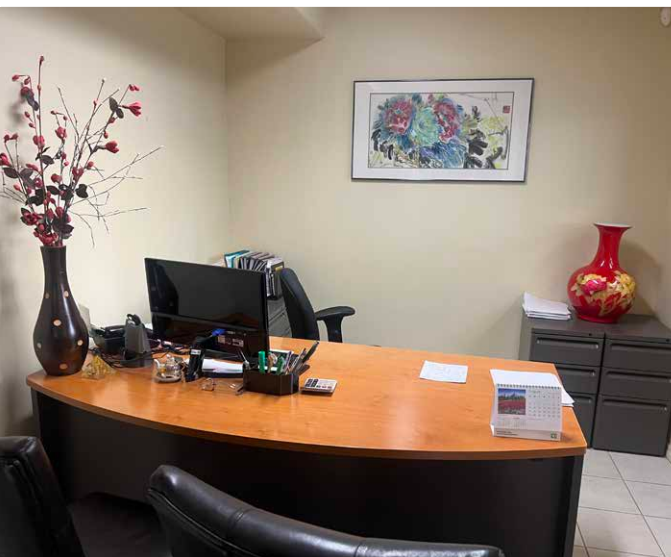
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Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

PROPERTY DETAILS

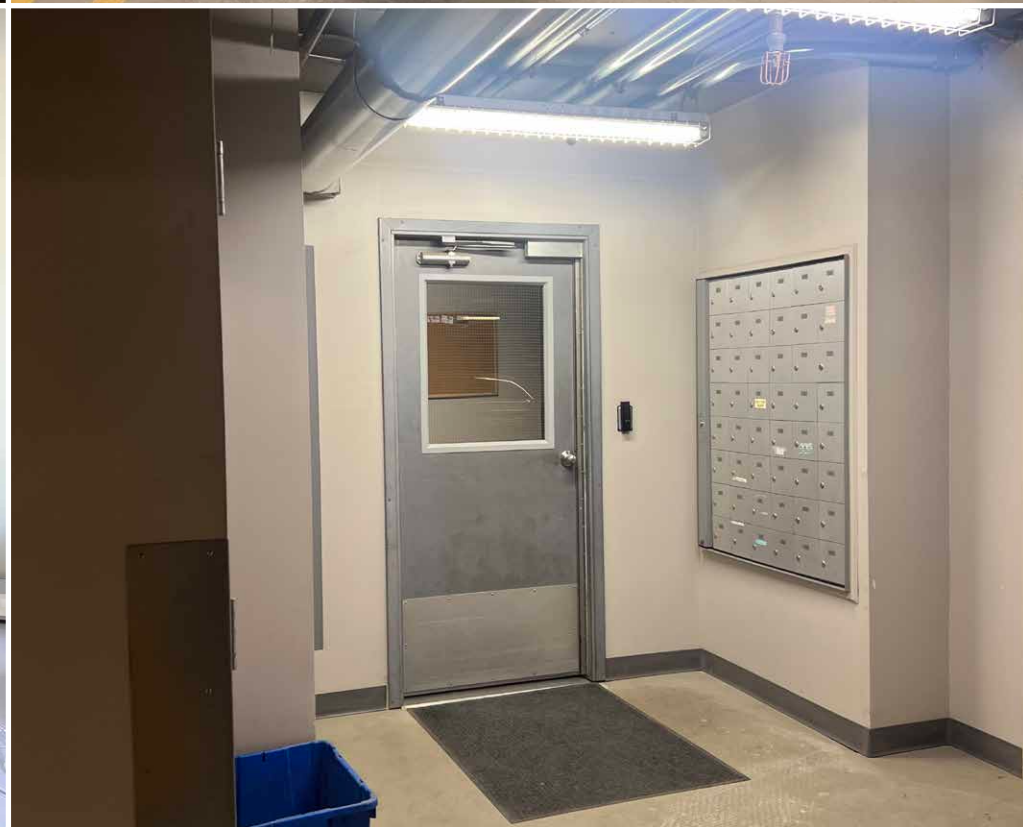
Municipal Address	10155-112 Street, Edmonton, AB
Legal Description	Condominium Plan 042 4882 Unit 92
Available SF	1,108 SF
Property Type	Commercial Condominium
City Assessment	\$324,000 (2025)
Condo fees (2025)	\$511.29 per month

Zoning	Mixed Use (MU)
Building Age	Built in 2004
Floor #	1st floor
Parking	2 underground, reserved parking stalls
Sale Price	\$305,000



PROPERTY HIGHLIGHTS

Ideal space for Massage Therapist, Acupuncturist, Chiropractor, Psychology Office, Insurance, Coffee Shop or other retail businesses.



AREA DEMO'S



HOUSEHOLDS

1KM	3KM	5KM
15,205	55,532	106,922



POPULATION

1KM	3KM	5KM
25,398	100,940	217,806



AVERAGE INCOME

1KM	3KM	5KM
\$95,394	\$98,438	\$109,588



VEHICLES PER DAY

Jasper Ave: 26,338 VPD
112 Street: 4,194 VPD



104 AVE (29,348 VPD)

SITE

109 STREET (34,508 VPD)

JASPER AVE (26,338 VPD)

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