

FOR SALE

GLENORA GATES COMMERCIAL CONDO

NAI Commercial



**PRICE
REDUCED!
NOW: \$359,000**

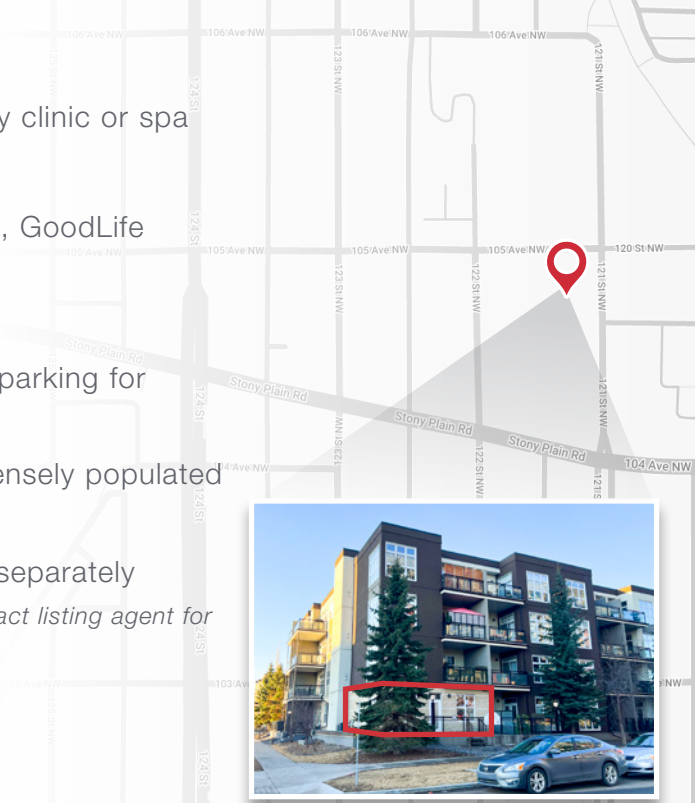
#113, 10411 - 122 STREET | EDMONTON, AB | SPA/WELLNESS

PROPERTY HIGHLIGHTS

- Fully fixtured premises ideally built out for massage therapy clinic or spa
- Located across the street from the Brewery District
- Numerous nearby amenities including Loblaws City Market, GoodLife Fitness, coffee shops & restaurants
- Property includes two secure underground parking stalls
- Free street parking in front of premises and on-site visitor parking for customers
- Situated in Westmount and adjacent to Oliver, the most densely populated communities in Edmonton
- Massage tables & other equipment available for purchase separately

**Please do not view the property unannounced or approach staff. Contact listing agent for more information and to arrange showings.*

DANIEL YARMON
Vice President, Retail Division
587 635 5609
dyarmon@naiedmonton.com



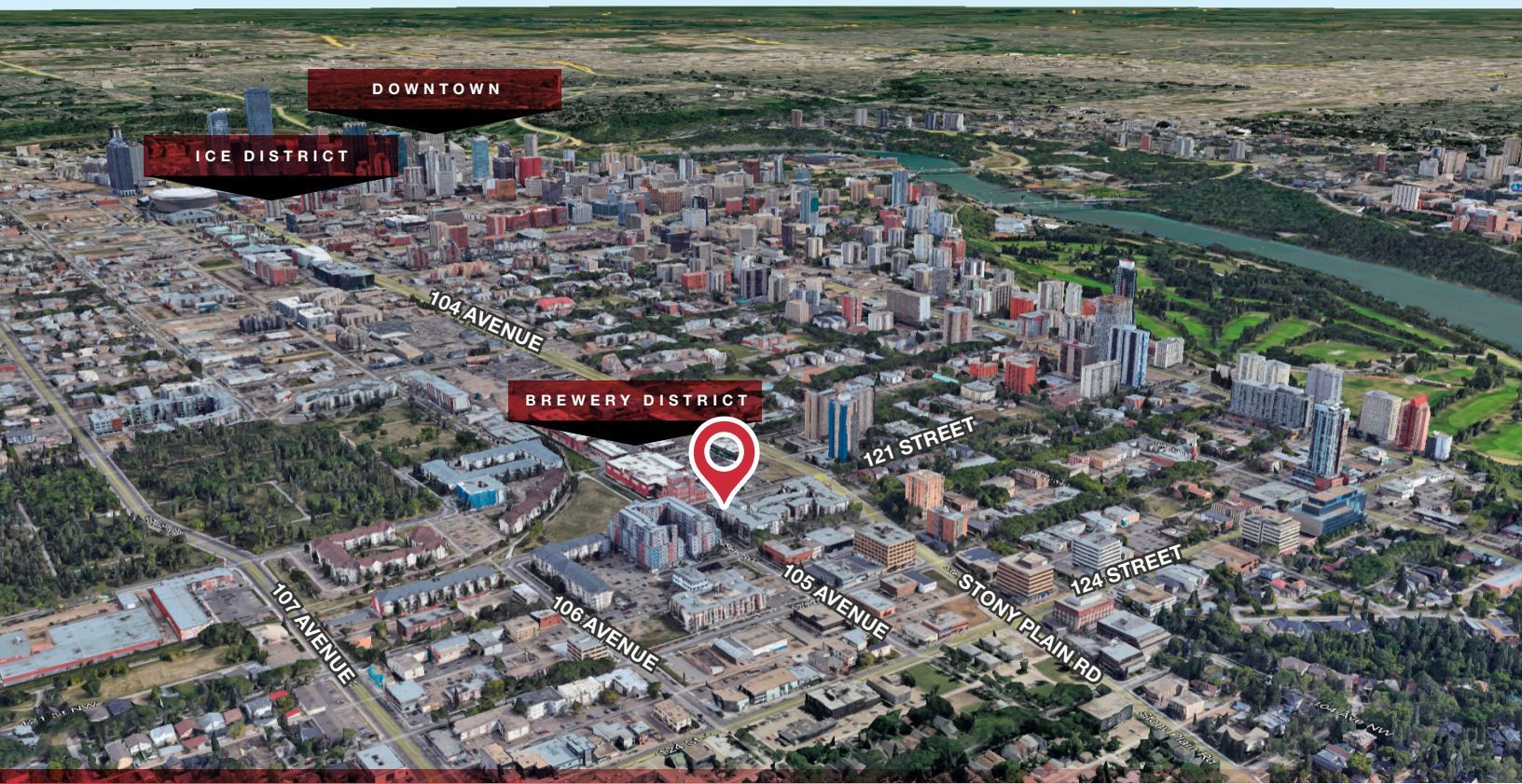
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



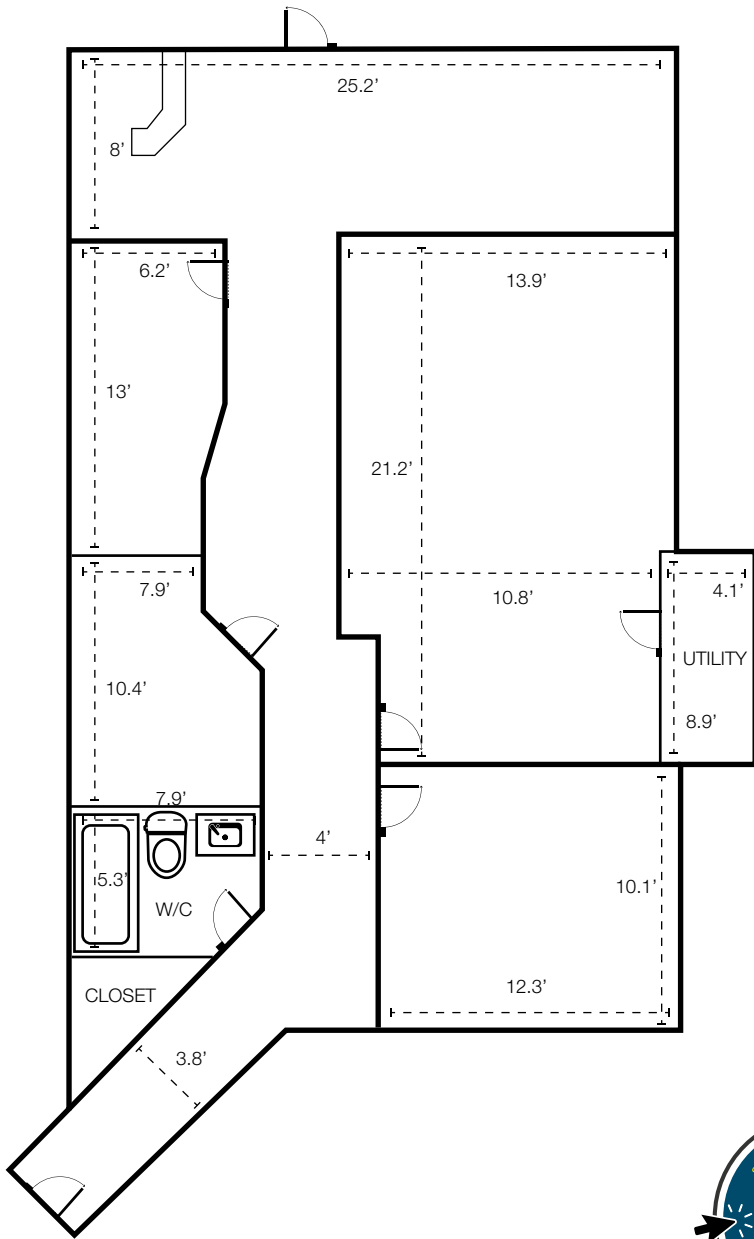
ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Condominium Plan 0325697, Unit 14
SIZE	1,113 sq.ft.±
ZONING	DC1 (19312)
PARKING	Two underground stalls
AVAILABLE	Immediate
CONDO FEES	\$620.86 per month (2024)
PROPERTY TAXES	\$648.43 per month (2024)
SALE PRICE	\$389,000 REDUCED \$359,000

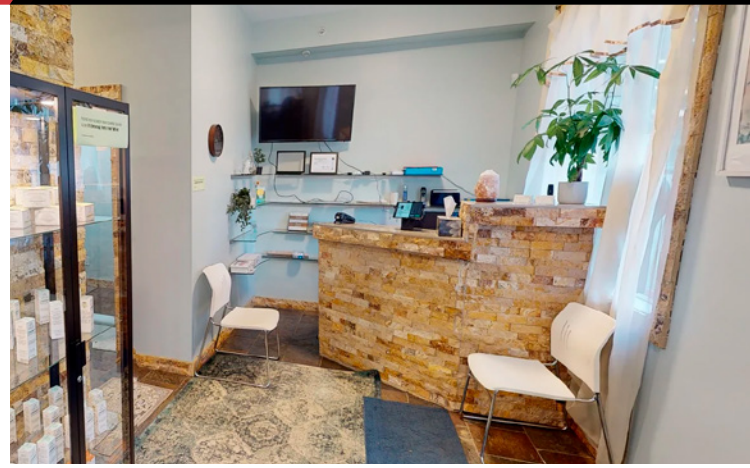


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FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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