

NO CONDO FEES FOR 1 YEAR FOR UNCONDITIONAL DEALS COMPLETED BEFORE **DECEMBER 31, 2025**

**NEW
IMPROVED
PRICING**



124 Westmount

10957 - 124 STREET, EDMONTON AB

FOR SALE

ONLY 3 UNITS LEFT!
NEW SALE PRICE IMPROVEMENT

SPECIAL DEAL INCENTIVES FOR

- Specialty Medical Law office
- Accounting Office
- Specialty Professional & Retail Service Providers



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



780 436 7410



NAI EDMONTON.COM

VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com

ANOTHER QUALITY DEVELOPMENT BY

Beljan

NAI Commercial

Current Occupants



FAMILY MEDICAL & PHARMACY



OBSTETRICS AND GYNECOLOGY CLINIC



PHYSIO AND CHIRO CLINIC



COSMETIC LASER CLINIC



VINE ARTS WINE AND SPIRITS



FAMILY DENTAL



CONVENIENCE STORE



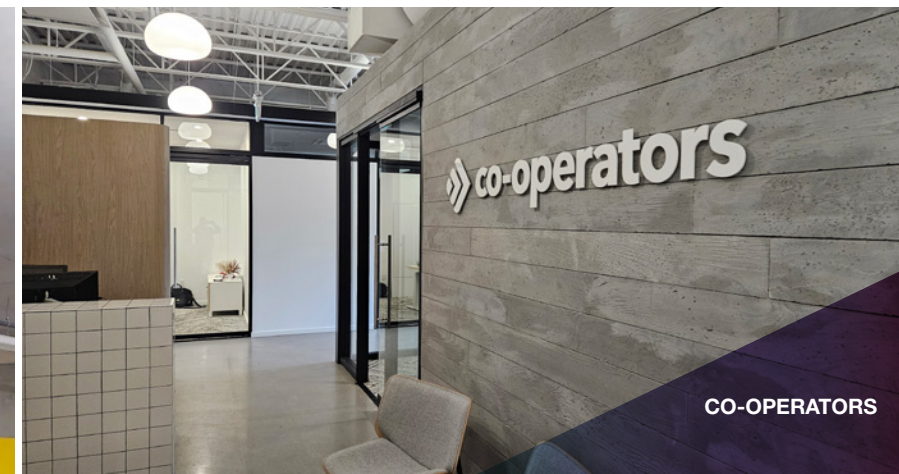
WESTFIELD
MEDICAL CLINIC



OBGYN CLINIC



UNDERGROUND
PARKING









CO-OPERATORS



VINE ARTS WINE
AND SPIRITS

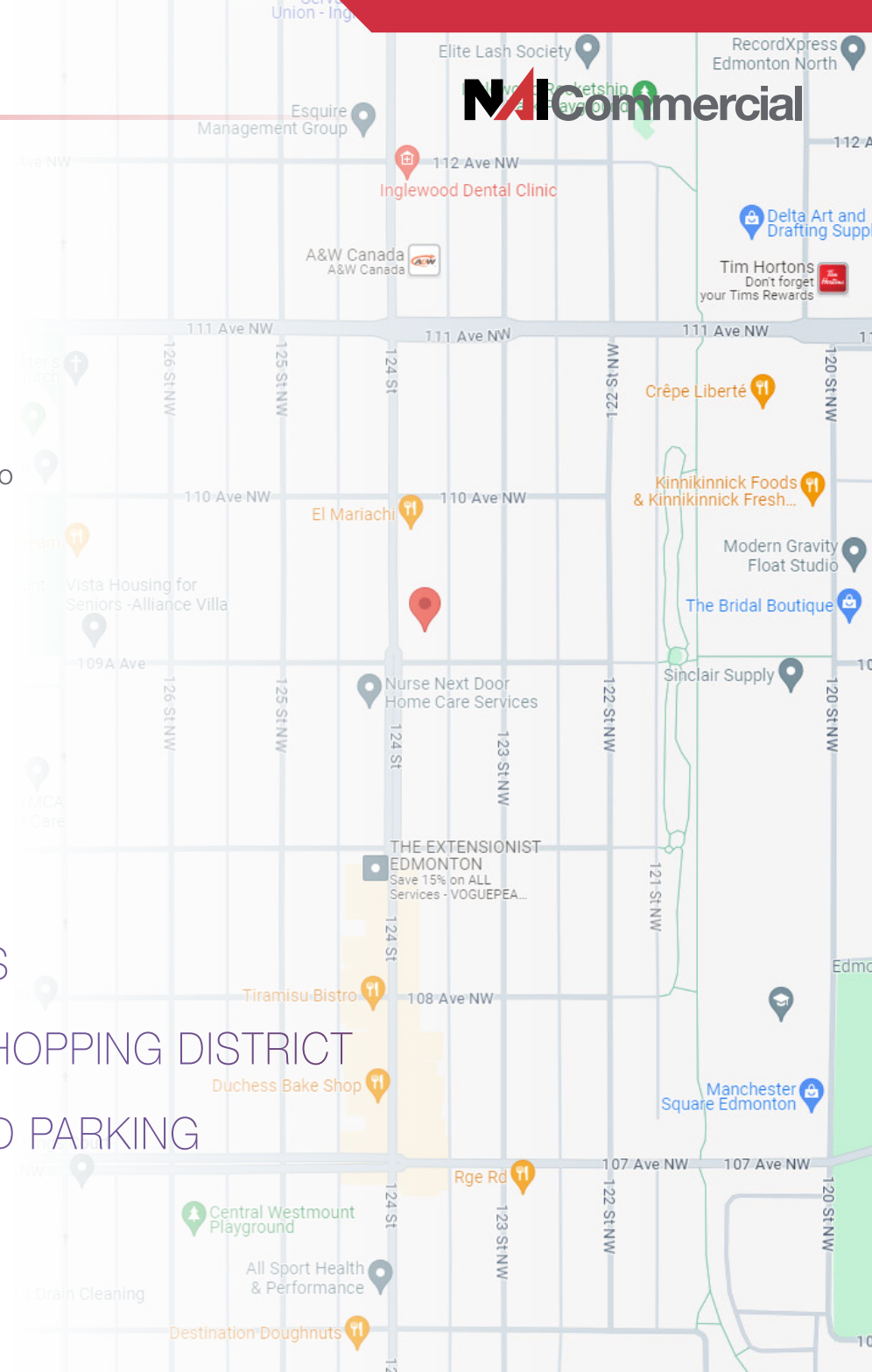
Property Highlights

-  Ideal for professional, medical and retail uses
-  Transit-oriented property located minutes from downtown
-  Corner site with prime frontage on 124 Street with exposure to 14,800 vehicles per day (City of Edmonton - 2018)
-  Main floor units ranging from 1,475 up to 3,133 sq.ft.±
2nd Floor units ranging from 1,776 sq.ft.±
-  Modern construction and building amenities
-  Access to on-site surface parking, on-street parking and underground heated parkade

PREMIERE RETAIL/OFFICE CONDOMINIUMS

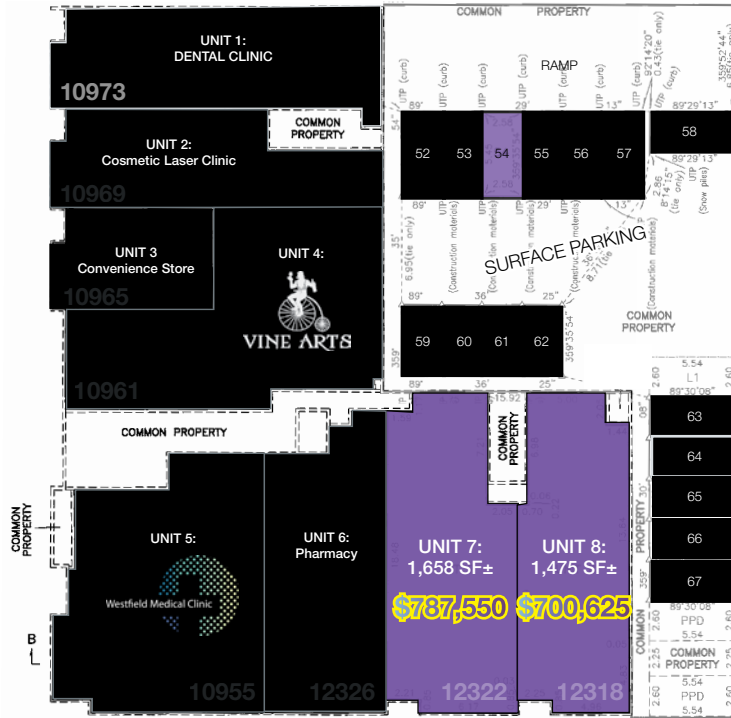
LOCATED ALONG VIBRANT 124 STREET SHOPPING DISTRICT

NEW DEVELOPMENT WITH UNDERGROUND PARKING



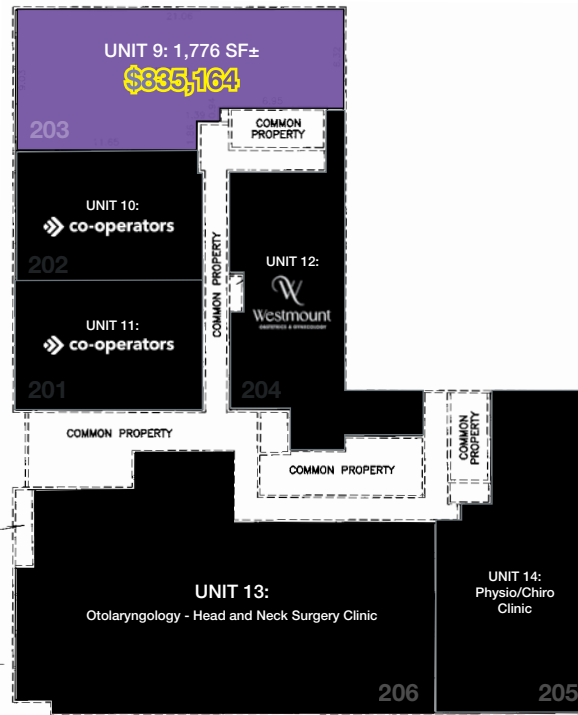
MAIN FLOOR

ADDRESSING PLAN FOR
10955 TO 10973 - 124 STREET NW
12318 TO 12326 - 109A AVENUE NW

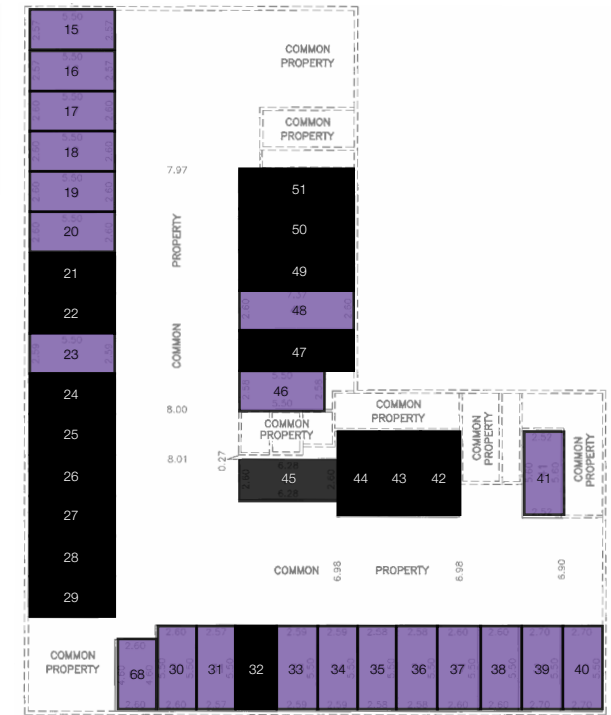


SECOND FLOOR

ADDRESSING PLAN FOR
201 TO 206, 10957 - 124 STREET NW



UNDERGROUND PARKING



● AVAILABLE ● SOLD ● UNCONDITIONAL/PENDING ● LEASED

FLOOR	UNIT AVAILABLE	ADDRESS	SIZE	IMPROVED PRICING	PROPERTY TAXES (2024)	CONDO FEES (MO)
MAIN	7	12322 - 109A AVE	1,658 SF±	\$829,000 \$787,550	\$6,563.52	\$846.22
	8	12318 - 109A AVE	1,475 SF±	\$737,500 \$700,625	\$5,835.79	\$750.47
SECOND	9	203, 10957 - 124 ST	1,776 SF±	\$879,120 \$835,164	\$6,986.94	\$906.07



UNIT 8

Additional Information

LEGAL DESCRIPTION	Condominium Plan 232 0690
SITE SIZE	0.5 acres (21,733 sq.ft.±)
BUILDING SIZE	26,117 sq.ft.±
CONDO FEES	Starting from \$730/Month (2023)
AVAILABLE	Immediate
PARKING	Surface parking stall: \$24,900/stall Underground Stall: \$39,500/stall
SIGNAGE	Fascia
AMENITIES	Elevator
YEAR BUILT	2023
ZONING	Mixed Use (MU)

