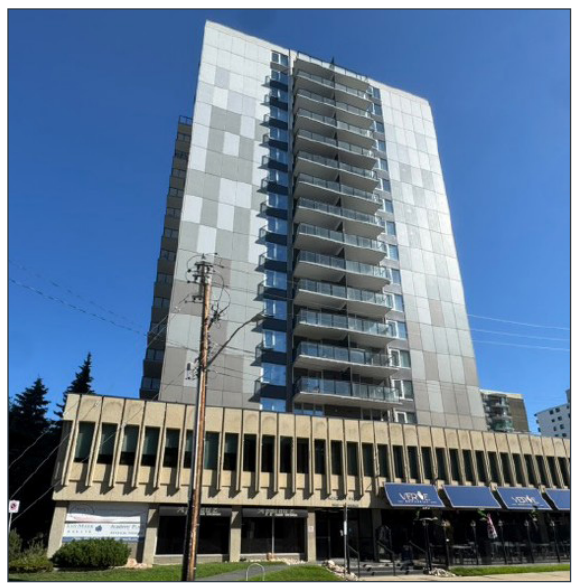




For Sale or Lease

# ACADEMY PLACE OFFICE CONDO

207, 11520 - 100 AVENUE  
EDMONTON, ALBERTA



## HIGHLIGHTS

- Spacious 2,643 sq.ft unit with potential to demise into two separate spaces (can be sold as individual units 1,492 sq.ft and 1,151 sq.ft)
- Three assigned parking stalls from Condo Corporation in the adjacent parking facility (owned by the Condo Corporation as well)
- 2 private offices, 2 examination rooms, and large open treatment room - Perfect for consultation and multi-patient care.
- Includes A/C, on-site laundry, L.E.D lighting, and professionally maintained washrooms
- Suitable for medical, physiotherapy, chiropractic, wellness, or office-based businesses, elevator to second floor

## PROPERTY DESCRIPTION

Sale Price:	\$395,000
Availability:	February 1st, 2026
Lease Rate:	Market
Op Cost:	\$5.53/sq.ft/annum (2025 est.) includes common area maintenance, property taxes, building insurance and management fees. Utilities included (gas, water, & power)
Property Taxes:	\$11,507.73 (2025)
Condo Fees:	\$5,359.89 (Includes utilities & parking)

## DEMOGRAPHICS

Demographics pulled from a 3km radius.



Zoning  
DC1



Year Built  
1969



Parking  
3 Stalls

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Real Estate Solutions







## LOCATION

207 11520 100 Ave, Edmonton, Alberta

Jasper Ave

Victoria Tr NW

100 Ave

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