



124 Westmount

10957 - 124 STREET, EDMONTON AB

NOW ACCEPTING CHILD CARE OPERATORS

**NEW SALE PRICE IMPROVEMENT
ONLY 5 UNITS LEFT!**

FOR SALE/LEASE



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



780 436 7410



NAIEDMONTON.COM

VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
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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



WESTFIELD
MEDICAL CLINIC



OBGYN CLINIC



UNDERGROUND
PARKING



CO-OPERATORS









UNIT 13



VINE ARTS WINE
AND SPIRITS

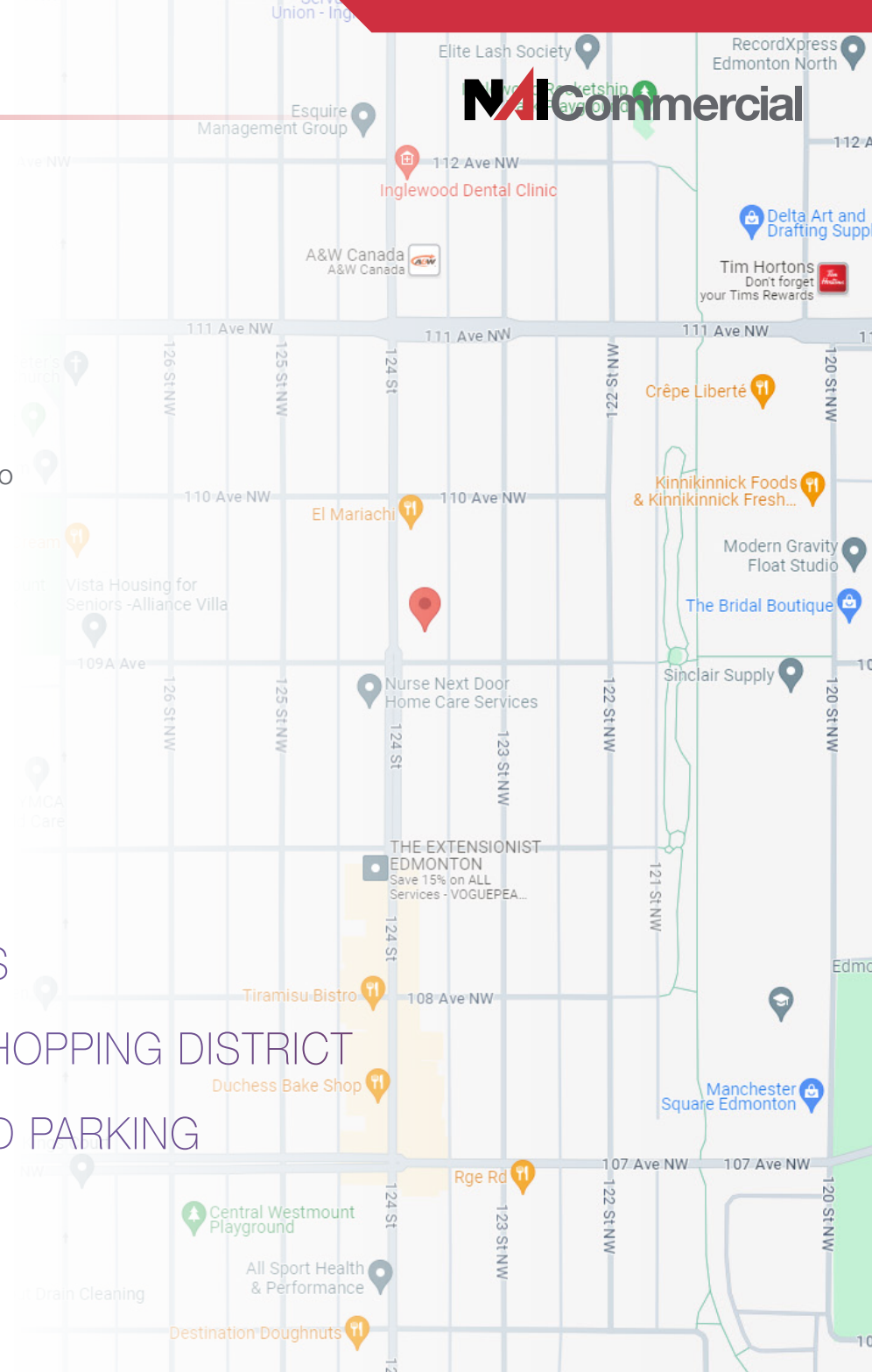
Property Highlights

-  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 689 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

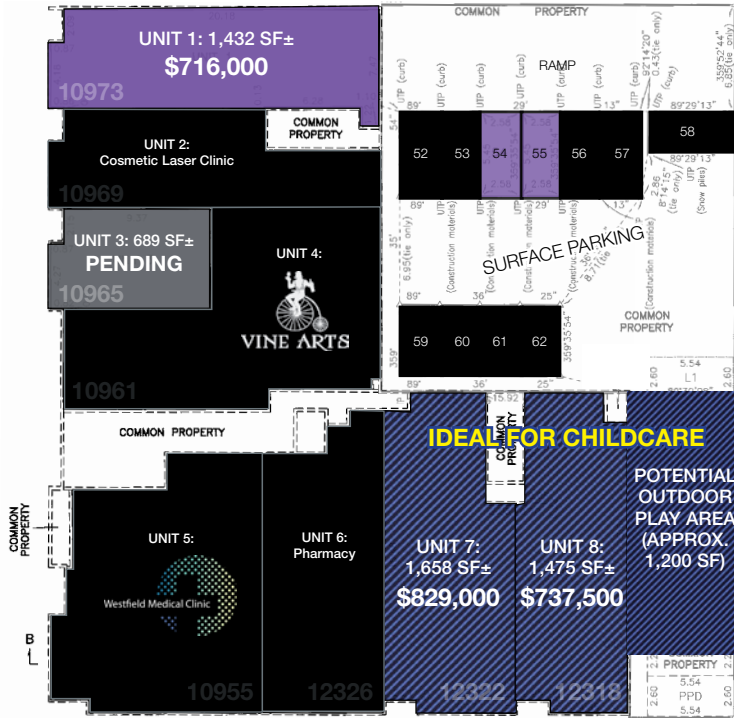
LOCATED ALONG VIBRANT 124 STREET SHOPPING DISTRICT

NEW DEVELOPMENT WITH UNDERGROUND PARKING



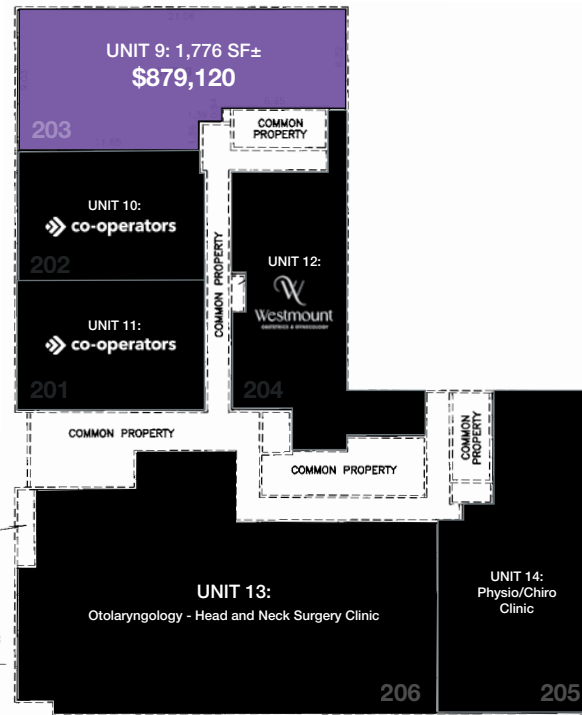
MAIN FLOOR

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

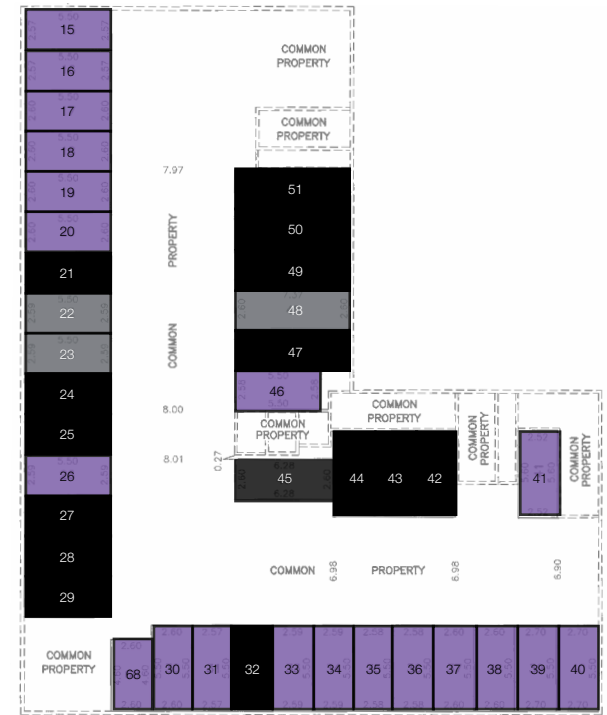


SECOND FLOOR

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



UNDERGROUND PARKING



● AVAILABLE
 ● SOLD
 ● UNCONDITIONAL/PENDING
 ● LEASED

FLOOR	UNIT AVAILABLE	ADDRESS	SIZE	PRICE	PROPERTY TAXES (2024)	CONDO FEES (MO)
MAIN	1	10973 - 124 ST	1,432 SF±	\$716,000	\$5,650.55	\$730.12
	3	10965 - 124 ST	689 SF±		PENDING	
	7	12322 - 109A AVE	1,658 SF±	\$829,000	\$6,563.52	\$846.22
	8	12318 - 109A AVE	1,475 SF±	\$737,500	\$5,835.79	\$750.47
SECOND	9	203, 10957 - 124 ST	1,776 SF±	\$879,120	\$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/UNIT SIZE	Main Floor: 689 up to 3,133 sq.ft.± (contiguous) Second Floor: 1,776 up to 3,907 sq.ft.± (contiguous) Total Building Size: 26,117 sq.ft.±
NET LEASE RATE	Main Floor: \$30-\$35 psf Second Floor: \$25-\$27 psf
CONDO FEES	Starting from \$354.00/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)

