

SPRING SAVINGS!
NO CONDO FEES
FOR 1 YEAR
BUY ONE GET ONE FREE
 UNDERGROUND PARKING STALL
 ON UNCONDITIONAL DEALS
 COMPLETED BY JUNE 30, 2026



124 Westmount

10957 - 124 STREET, EDMONTON AB

ONLY 3 UNITS LEFT!
NEW SALE PRICE IMPROVEMENT

SPECIAL DEAL INCENTIVES FOR

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

FOR SALE



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
 vcaputo@naiedmonton.com

ANOTHER QUALITY DEVELOPMENT BY



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

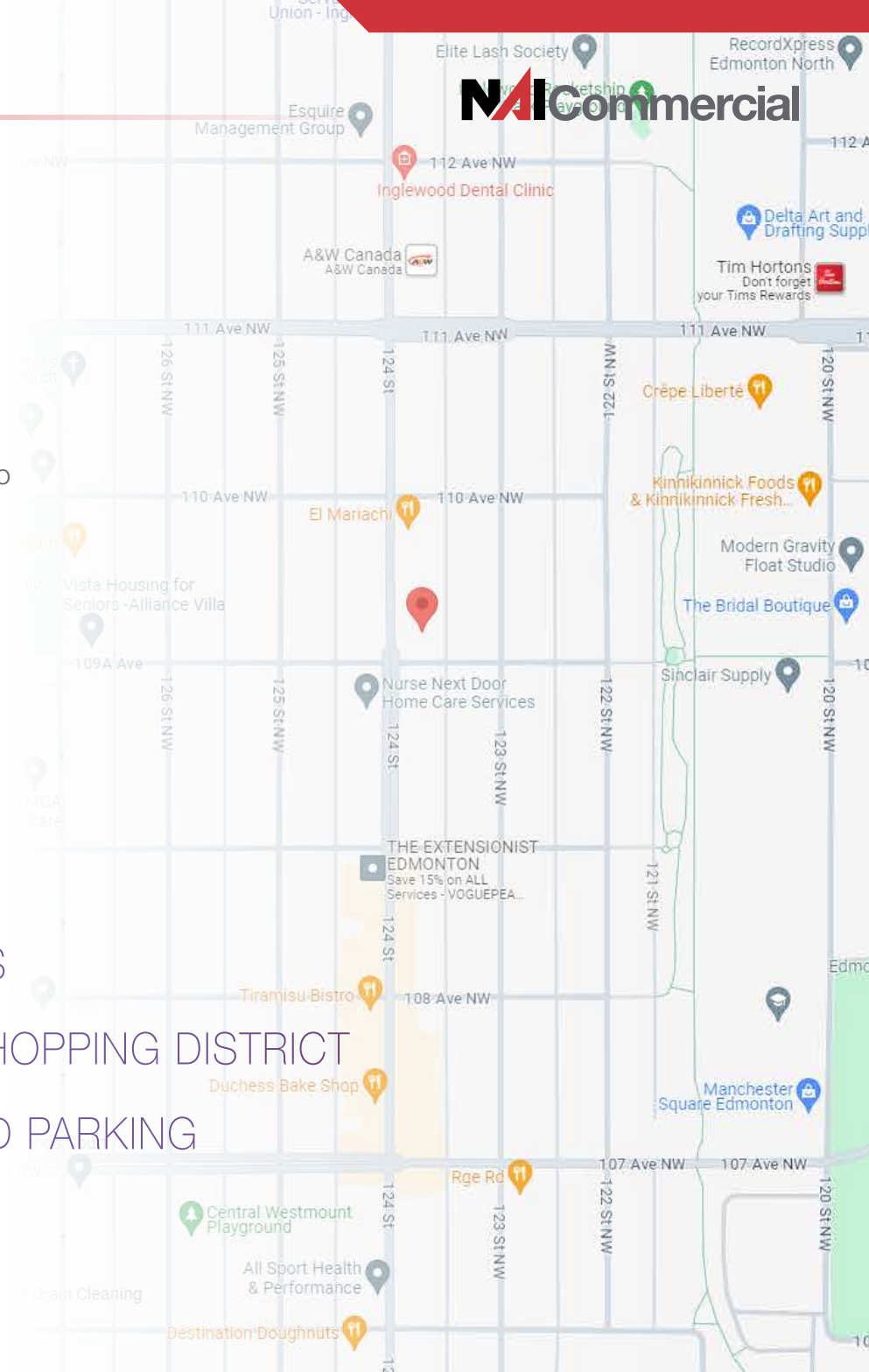
Property Highlights

-  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

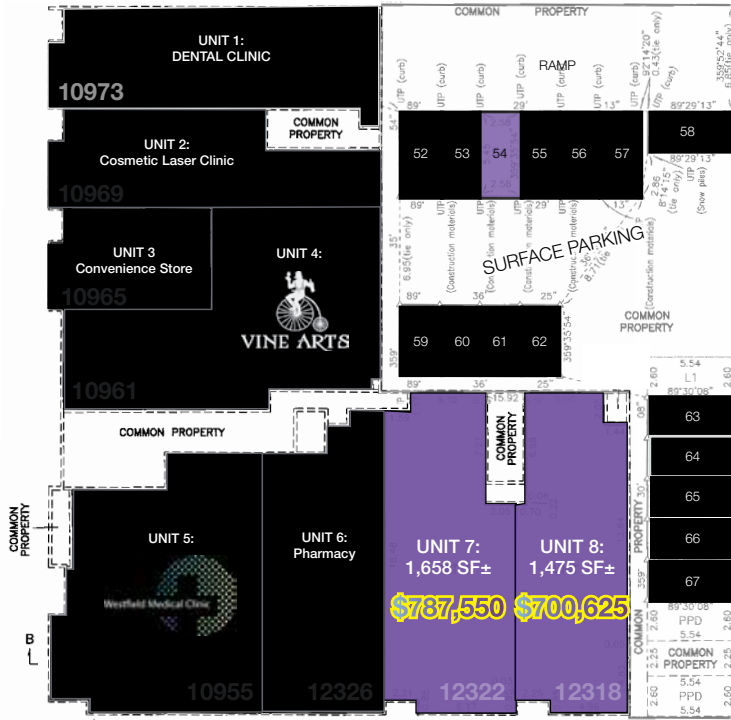
LOCATED ALONG VIBRANT 124 STREET SHOPPING DISTRICT

NEW DEVELOPMENT WITH UNDERGROUND PARKING



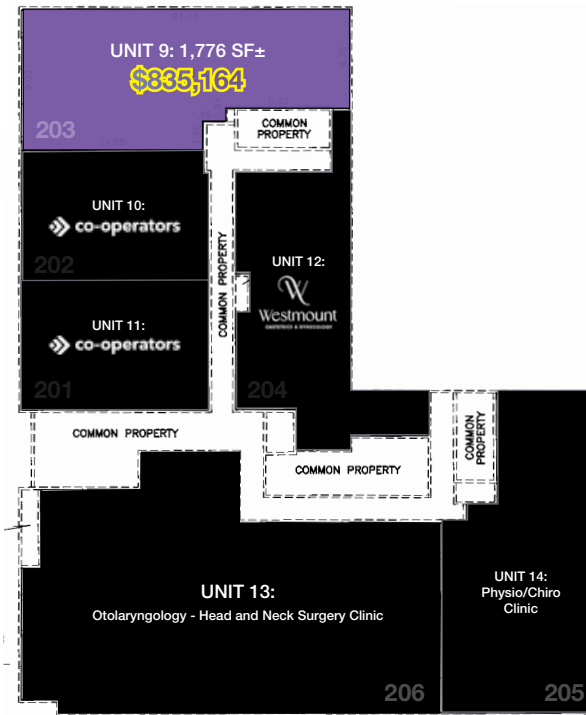
MAIN FLOOR

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

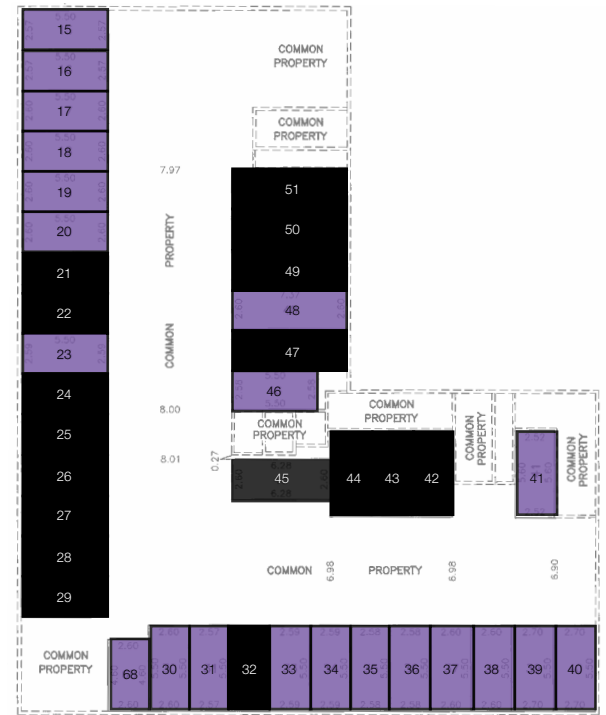


SECOND FLOOR

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



UNDERGROUND PARKING



● AVAILABLE
 ● SOLD
 ● UNCONDITIONAL/PENDING
 ● LEASED

FLOOR	UNIT AVAILABLE	ADDRESS	SIZE	PROPERTY TAXES (2025)	CONDO FEES (MO)	
MAIN	7	12322 - 109A AVE	1,658 SF±	\$829,000 \$787,550	\$8,396.90	\$888.53
	8	12318 - 109A AVE	1,475 SF±	\$737,500 \$700,625	\$7,478.03	\$787.99
SECOND	9	203, 10957 - 124 ST	1,776 SF±	\$879,120 \$835,164	\$8,948.19	\$951.37

NOTE: CONDO FEES INCLUSIVE OF GST



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)

