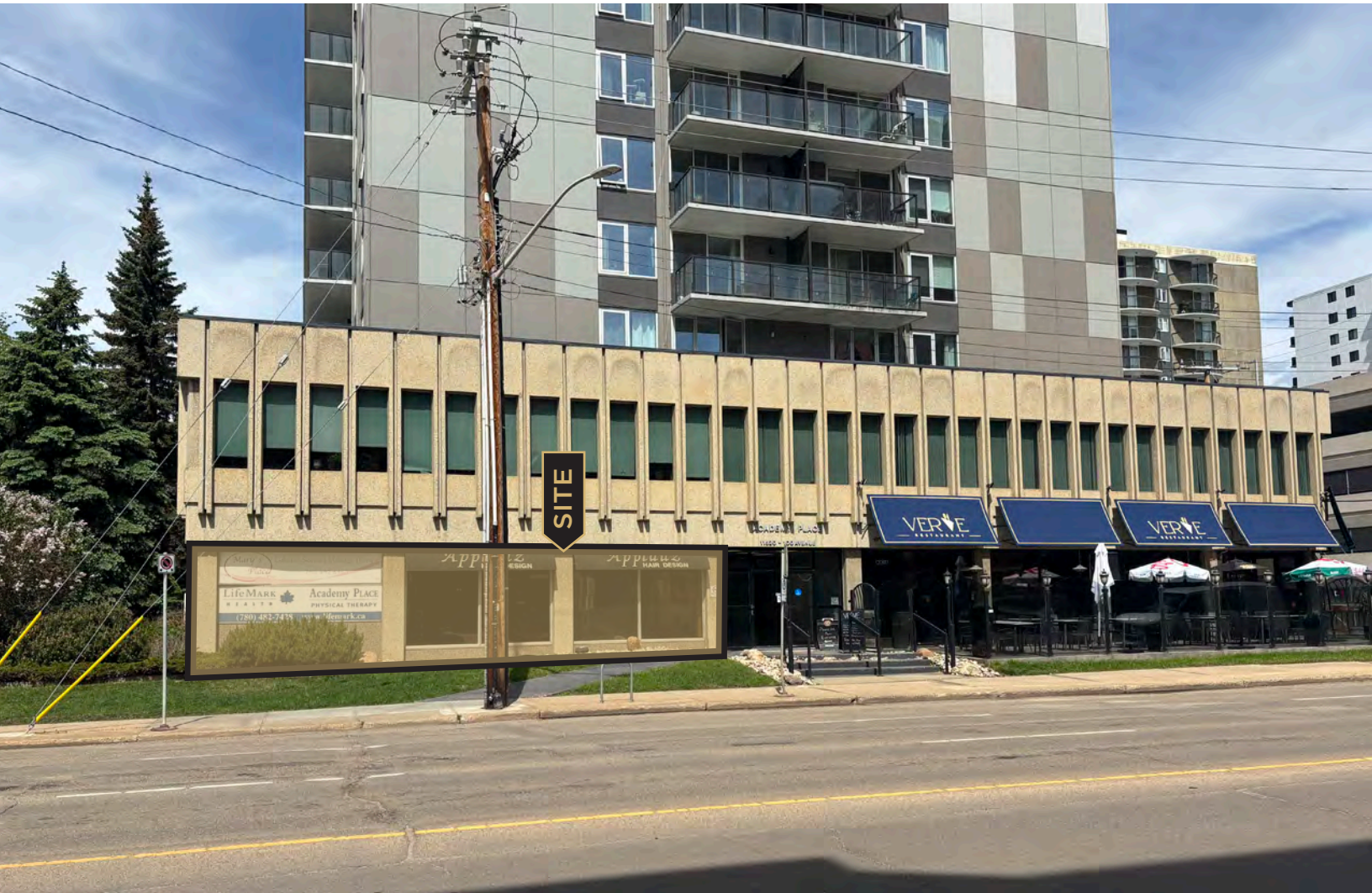
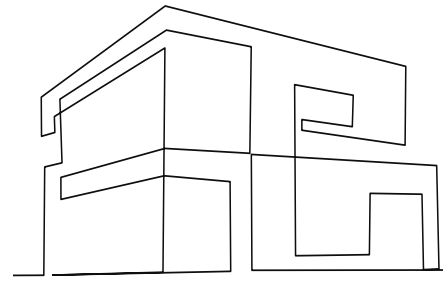


FOR SALE

MAIN FLOOR COMMERCIAL CONDOMINIUM

#102, 11520 - 100 AVENUE | EDMONTON, ALBERTA



This exceptional 1100 sq. ft. main-floor commercial condo is perfectly situated just one block off Jasper Avenue on 116 Street, in the heart of a thriving business hub near the Brewery District. Offering incredible visibility and accessibility, this corner location is ideal for businesses seeking a high-traffic, vibrant area.

The space is flooded with natural light thanks to large south-facing windows that also provide stunning views of the river valley and Grant Notley Park, located directly across the street. Modern and elegant, the interior boasts high-end lighting and fixtures, creating a sophisticated atmosphere that enhances its appeal.

Currently operating as a hair and beauty salon, the property's flexible design supports a wide variety of uses, including office space, pharmacy, medical services, massage therapy, tech companies, a convenience store or a coffee shop. For those interested in maintaining the current use, salon equipment is available for purchase.

To further enhance convenience, this property includes an exclusive-use parking stall.

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HCR HUGHES
COMMERCIAL
REALTY GROUP

hrcgroup.ca

FOR SALE | MAIN FLOOR COMMERCIAL CONDOMINIUM



PROPERTY DETAILS

MUNICIPAL ADDRESS

#102, 11520 - 100 Avenue
Edmonton, Alberta

BUILDING NAME

Academy Place
(155 apartment units)

LEGAL ADDRESS

Condo Plan 7620380, Unit 4

YEAR BUILT

1969

UNIT SIZE

± 1,100 Square Feet

BUILDING LAND SIZE

± 0.48 Acres

ZONING

DC1 (11619) ⓘ
Direct Development Control

PROPERTY TAXES

\$6,290.89 (2025 Actual)

PARKING

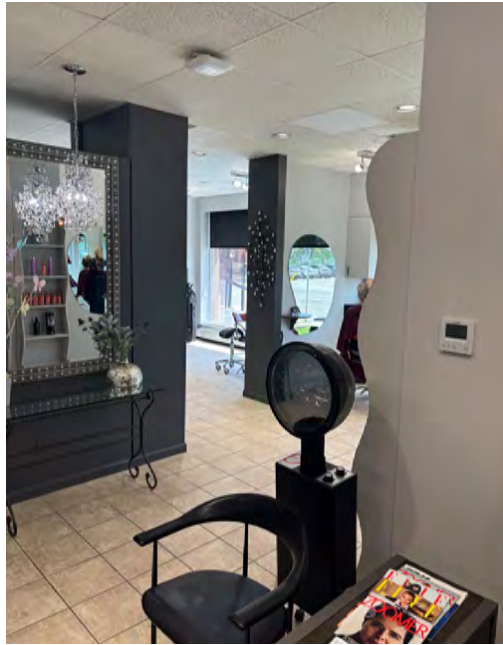
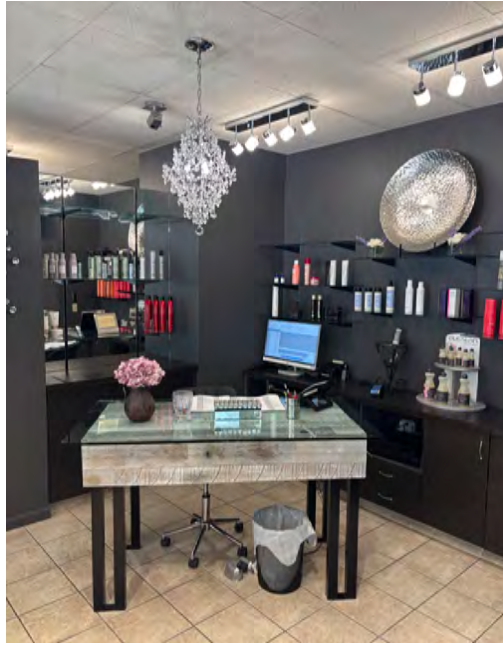
1 exclusive stall included

LIST PRICE

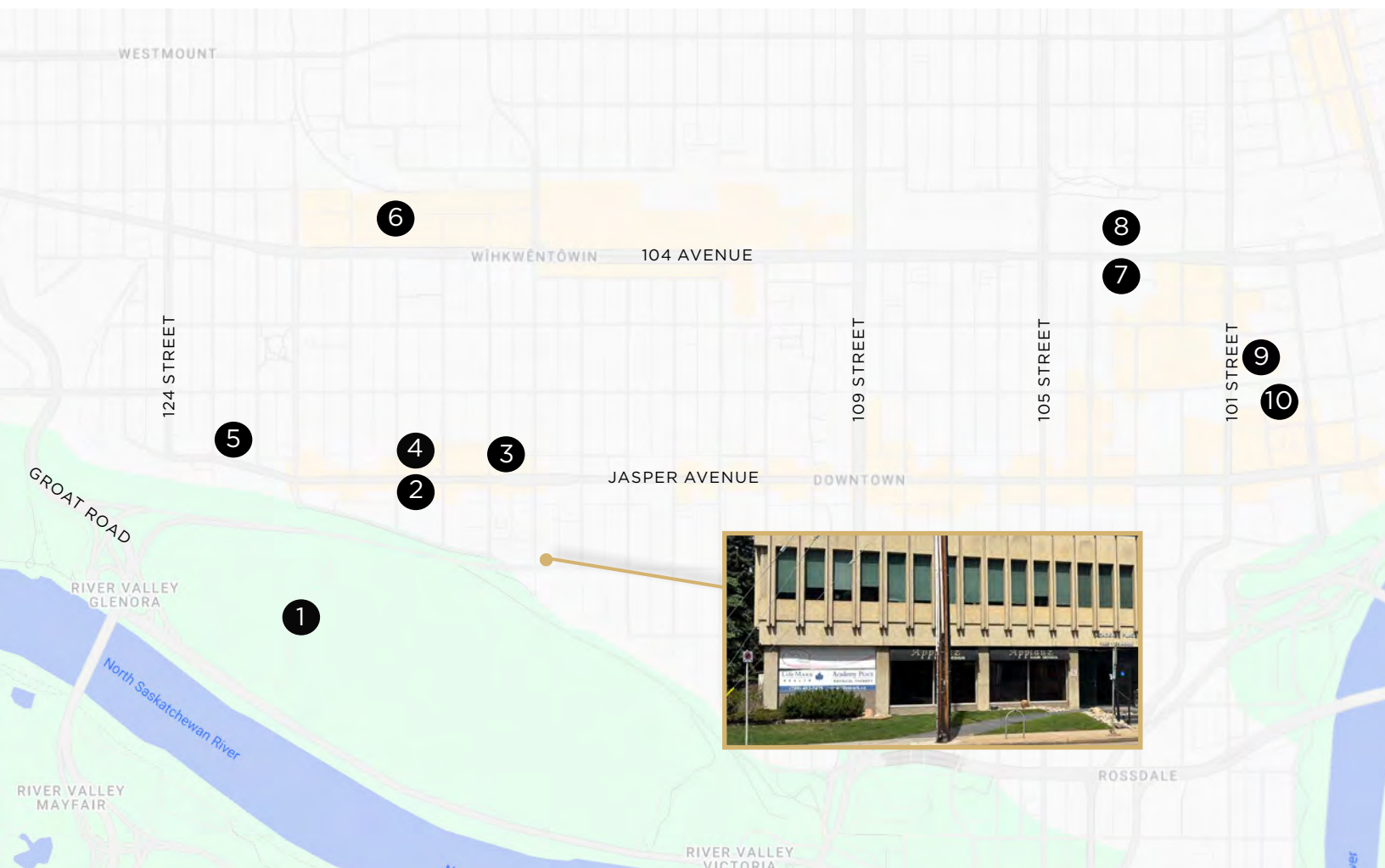
\$245,000

[\$223 PSF]

FOR SALE | MAIN FLOOR COMMERCIAL CONDOMINIUM



FOR SALE | MAIN FLOOR COMMERCIAL CONDOMINIUM



DRIVE TIMES

Jasper Avenue	1 Minute
Groat Road	2 Minutes
Stony Plain Road	5 Minutes
Yellowhead Highway	10 Minutes

NEARBY AMENITIES

- | | |
|-------------------------|-----------------------------|
| 1. Victoria Golf Course | 6. Brewery District |
| 2. Rexall Pharmacy | 7. Ice District |
| 3. Bubbles Car Wash | 8. Rogers Place |
| 4. Earl's Kitchen & Bar | 9. Edmonton City Centre |
| 5. Safeway | 10. Edmonton Public Library |

DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2023) 214,942



5-YEAR GROWTH
FORECAST
(5 KM | 2023-2028) 2.7%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2023) \$93,794



TRAFFIC COUNTS
116 ST NW & 100 AVE NW
(2022) 17,900

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.