

FOR SALE

DOWNTOWN OLIVER CONDOS

NAI Commercial



#102/104, 10160 - 116 STREET | EDMONTON, AB | MAIN FLOOR OFFICE/RETAIL

#### PROPERTY HIGHLIGHTS

- Rare opportunity to purchase office/retail property in the Oliver area of downtown Edmonton
- Two individual condo units totaling 5,088 Sq.Ft. separated by residential lobby. Current build out includes:
  - **Unit 102** - 3,002 Sq.Ft. - Seven (7) private windowed offices, kitchenette, washrooms and open reception area. Demising options available to convert to open floor plan.
  - **Unit 104** - 2,086 Sq.Ft. - Multiple windowed offices, washrooms, kitchenette. Demising options available to convert to open floor plan or two separate units.
- Nine (9) dedicated parking stalls with the ability to rent additional stalls
- Multitude of nearby amenities as well as high volume of residential traffic in the area

#### DEREK CLAFFEY

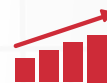
Senior Associate  
587 635 2478  
dclaffey@naiedmonton.com

#### COLTON COLQUHOUN

Associate Broker  
780 830 9120  
colton@naiedmonton.com



243,041  
DAYTIME POPULATION



2.7%  
ANNUAL GROWTH 2023 - 2033



158,166  
EMPLOYEES

9,480  
BUSINESSES



\$7.26B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410

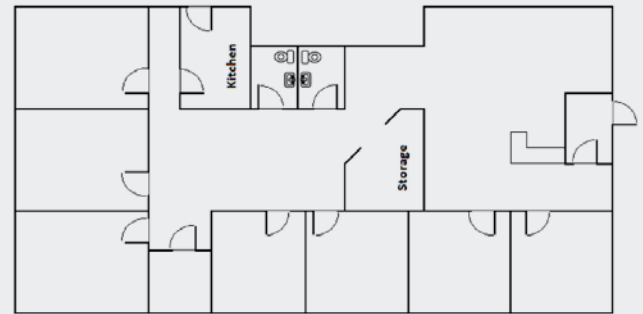


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## #102, 10160 - 116 STREET

SIZE AVAILABLE	3,002 sq.ft.±
LEGAL DESCRIPTION	Unit 2, Condo Plan 9223678
ZONING	Large Scale Residential (RL h65)
YEAR BUILT	1967
PARKING	Five dedicated stalls *Additional stalls available at \$35/month
PROPERTY TAXES (2025)	\$17,868.75
CONDO FEES	\$1,371.34/month includes utilities (gas, water and power)
SALE PRICE	<del>\$795,000 (\$265/sq.ft.)</del> <b>Reduced to \$690,000 (~\$230/sq.ft.)</b>

## FLOOR PLAN:

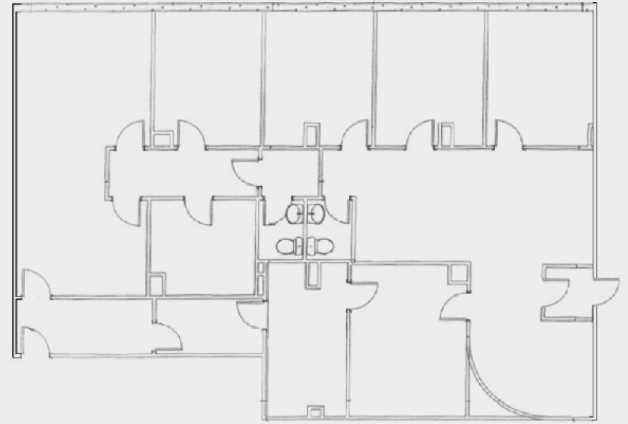


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



**#104, 10160 - 116 STREET**

SIZE AVAILABLE	2,086 sq.ft.±
LEGAL DESCRIPTION	Unit 4, Condo Plan 9223678
ZONING	Large Scale Residential (RL h65)
YEAR BUILT	1967
PARKING	Four dedicated stalls *Additional stalls available at \$35/month
PROPERTY TAXES (2025)	\$12,002.23
CONDO FEES	\$880.68/month includes utilities (gas, water and power)
SALE PRICE	\$553,000 (\$265/sq.ft.) <b>Reduced to \$479,000 (~\$230/sq.ft.)</b>

**FLOOR PLAN:**

FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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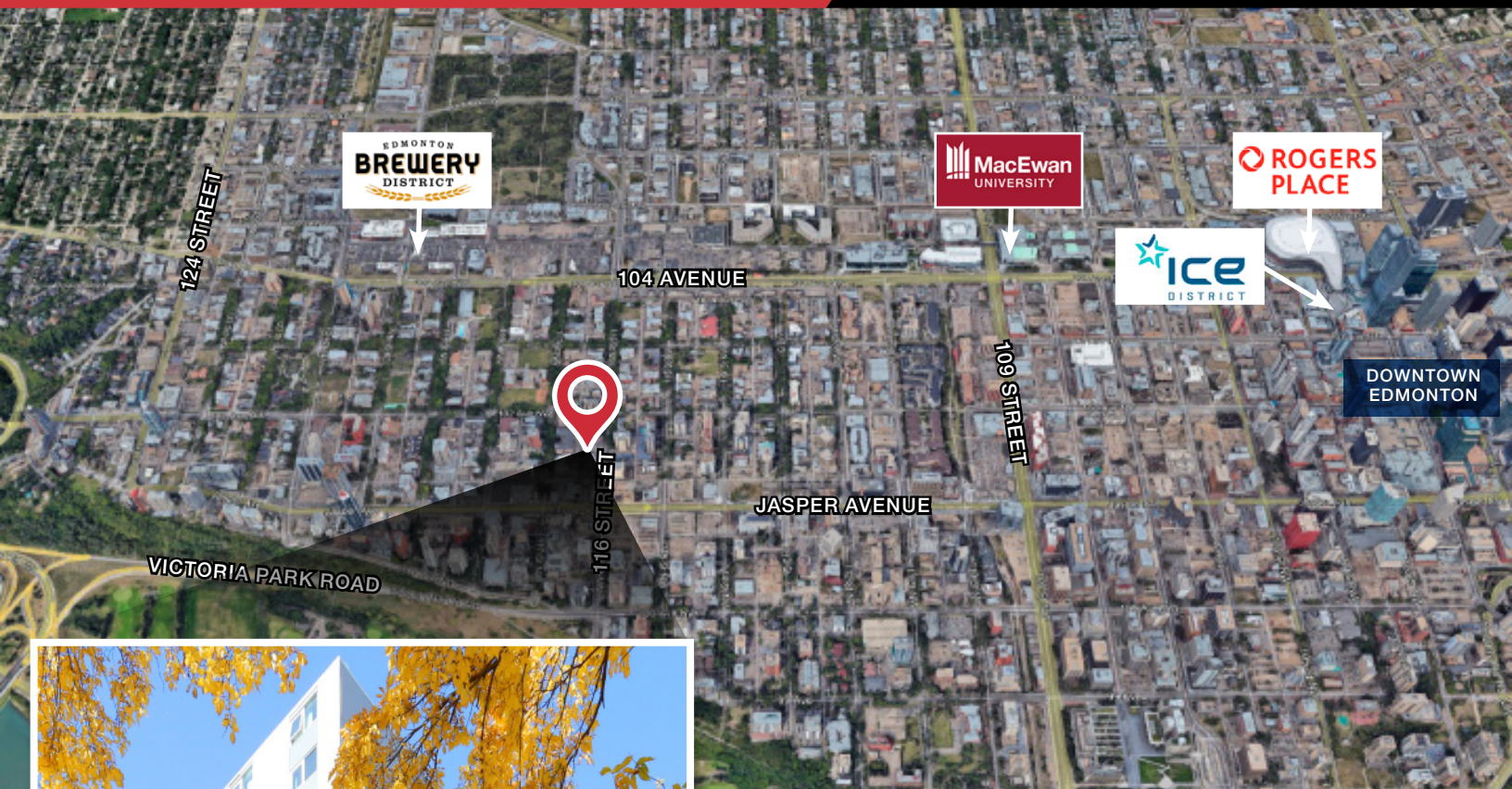
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7606 DC24



**Very Walkable**

Most errands can be accomplished on foot.

**Excellent Transit**

Transit is convenient for most trips.

Centurian Tower's prime location offers proximity to Oliver Square, a golf course, various dining options, coffee shops, pharmacies, medical facilities, grocery stores, river valley trails, bus stops, and convenience stores.

Access to transit is convenient, with multiple bus routes along Jasper Avenue and 104 Avenue, seamlessly connecting to the existing LRT Line. Furthermore, upcoming developments include the expansion of the Valley Line and Valley Line West LRTs, ensuring effortless accessibility.

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