



# Second Floor Office Condo - 2,460 SF

### **Property Highlights**

- Unique opportunity to purchase or lease an owner/user office condo in central Edmonton
- Layout is comprised of reception area with a built in secretary station, 6 offices, lunch room, boardroom, and additional storage with the balance being open
- Premises currently used as law office
- Excellent location with immediate proximity to the River Valley, and directly across the street from LeMarchand Mansion
- One block South of Jasper Avenue with close proximity to high density residential, and several retail amenities
- Elevator service to second floor
- Vendor will consider a short term sale lease back

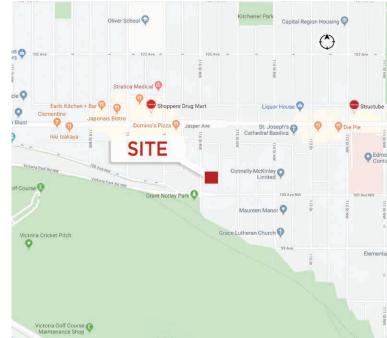
# Parkade and Traffic



VEHICLES PER DAY

13,500 vehicles per day on 100 Avenue

Adrian Ambrozuk Associate Partner 780 991 9344 adrian.ambrozuk@cwedm.com



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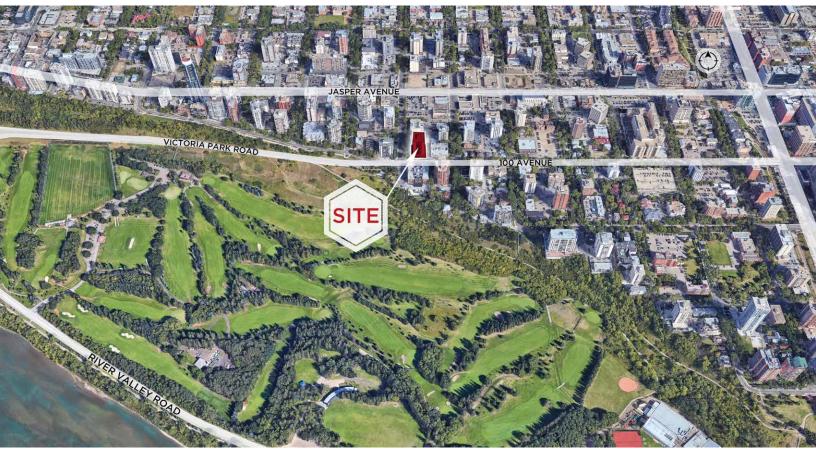
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# **Property Details**

Municipal Address:	#215, 11520 100 Avenue, Edmonton, AB	Parking Area:	Three assigned parking stalls from Condo Corporation in adjacent parking facility directly East of the Property with additional parking stalls available
Legal Description:	Condominium Plan: 7620380 Unit 13, 14, 15		
Zoning:	DC1 (Direct Development Control Provision)		The 6 level parkade, with 197 parking stalls, is 100% owned by the Condo Corporation
Neighbourhood:	Oliver	Utilities/HVAC:	Included in condo fees
Built:	1967	Net Useable Areas:	612 SF - Unit 13 588 SF - Unit 14
Property Taxes 2020:	\$2,599.87 - Unit 13 \$2,499.89 - Unit 14 <u>\$5,354.83 - Unit 15</u> \$10,454.59		1,260 SF - Unit 15 2,460 SF - Total
		Asking Price:	\$489,000.00
		Condo Fees:	\$3,731.00 per month
		Lease Rate:	\$18.00 Per SF

#### Aerial



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# **Property Photos**





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### **Additional Photos**





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