



## Second Floor Office Condo - 2,460 SF

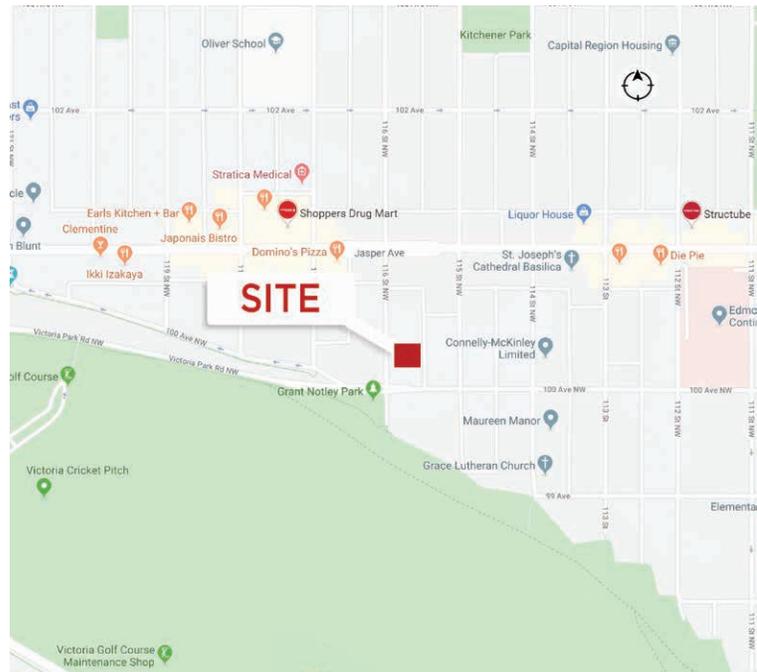
### Property Highlights

- 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



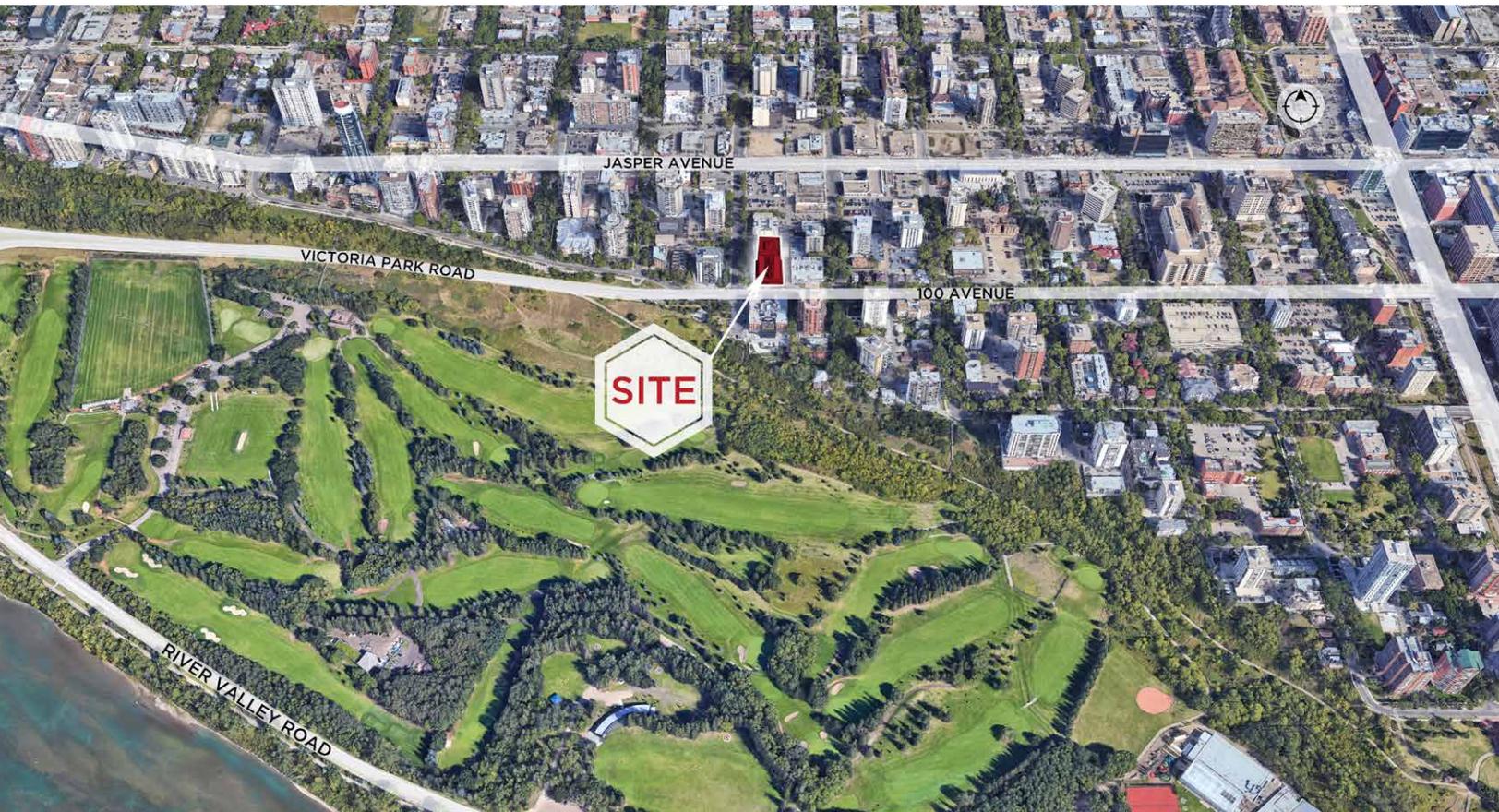
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Suite 2700, TD Tower  
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## Property Details

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

## Aerial



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**Property Photos**



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**Additional Photos**



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