

FOR SALE

WEST END OFFICE CONDO

11263 180 Street NW, Edmonton, AB



END-CAP UNIT

WELL-DEVELOPED OFFICE COMPONENT

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
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www.cwedm.com

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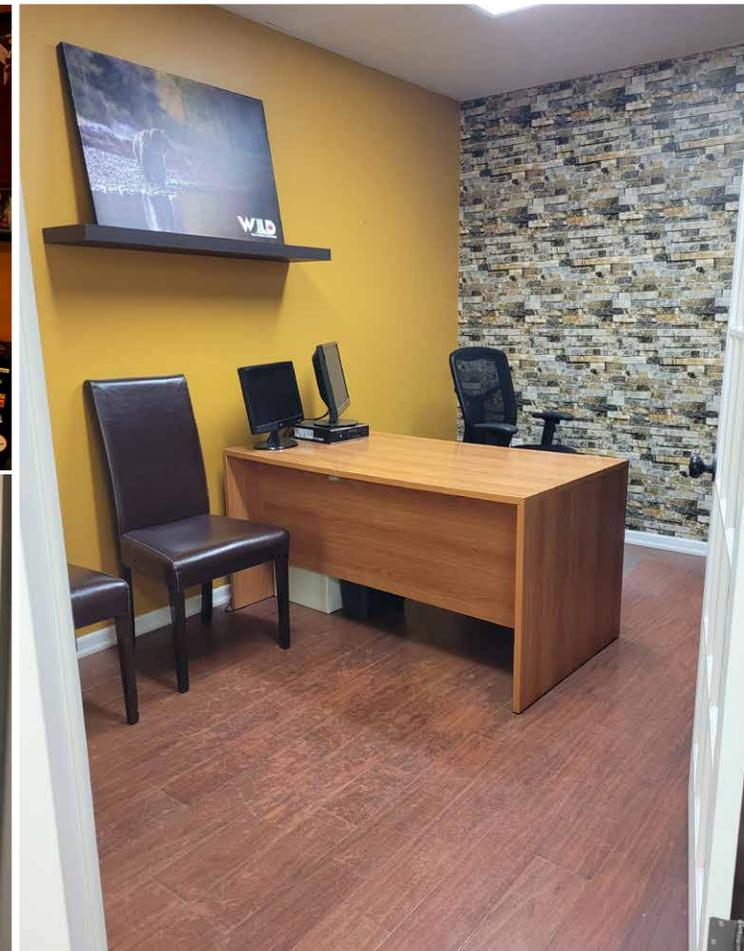
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THE OPPORTUNITY

- Unique owner/user opportunity to acquire fully built-out condo
- Corner unit facing South and West offering additional natural light
- 2 floors of well-developed office
- Prominent building signage opportunity
- Easy access to major roadways including 111 Avenue, 170th Street and Anthony Henday



PROPERTY DETAILS

MUNICIPAL ADDRESS
11263 180 Street, Edmonton AB

ZONING
IB - Business Industrial

YEAR BUILT
2007

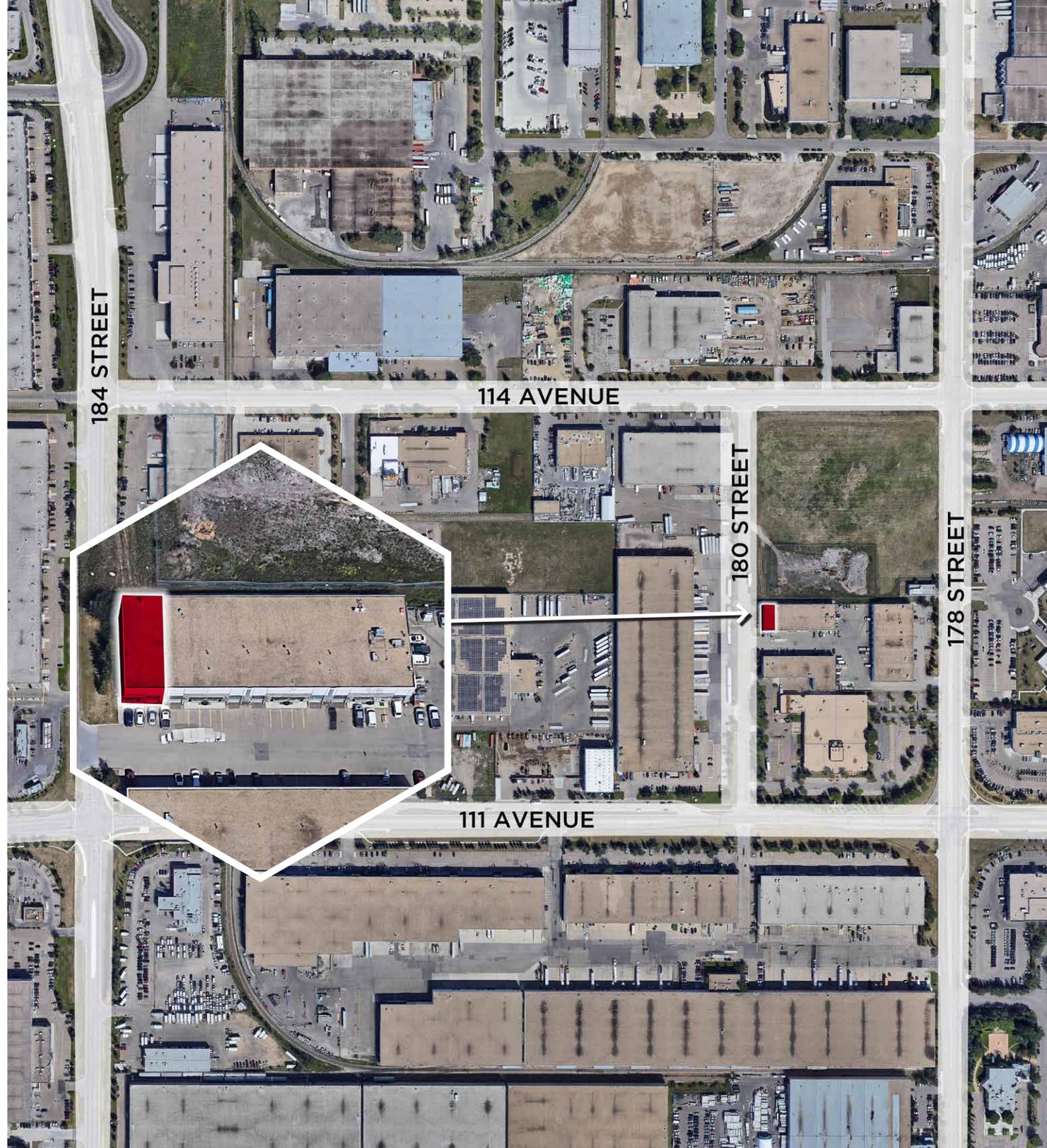
AVAILABLE AREA
2,484 SF
(2,400 SF +/- Bonus Mezzanine)

PROPERTY TAXES
\$21,743.99

CONDO FEES
\$773.50 (Estimated for 2024)

ASKING PRICE
\$670,680.00

PARKING
Surface Stalls Available





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