

# FOR SALE



**CUSHMAN &  
WAKEFIELD**  
Edmonton

GATES ON TWELFTH

10147

# GATES ON TWELFTH

10155-112 STREET,  
EDMONTON, AB

**RETAIL & OFFICE CONDO FOR SALE**

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

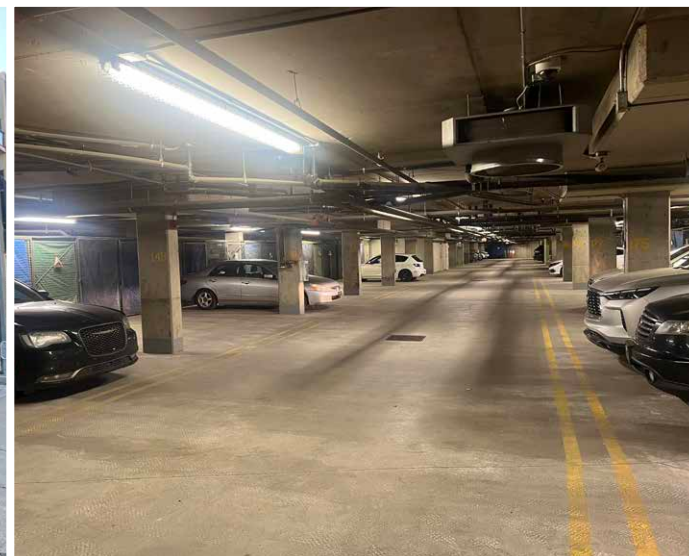
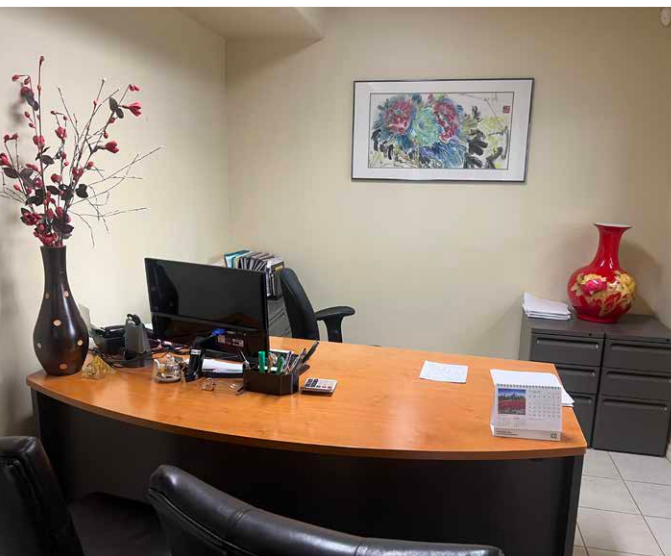
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**Karina Lopez**  
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# PROPERTY DETAILS

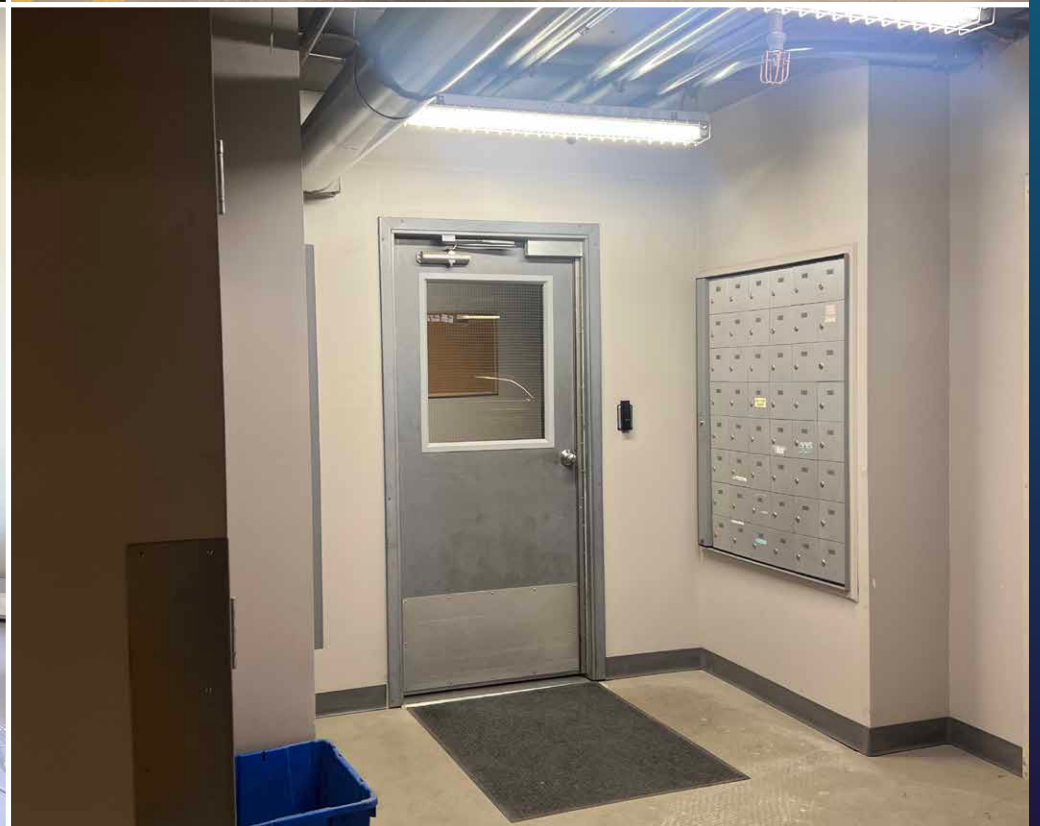
|                          |                                   |
|--------------------------|-----------------------------------|
| <b>Municipal Address</b> | 10155-112 Street, Edmonton, AB    |
| <b>Legal Description</b> | Condominium Plan 042 4882 Unit 92 |
| <b>Available SF</b>      | 1,108 SF                          |
| <b>Property Type</b>     | Commercial Condominium            |
| <b>City Assessment</b>   | \$324,000 (2025)                  |
| <b>Condo fees (2025)</b> | \$511.29 per month                |

|                     |                                        |
|---------------------|----------------------------------------|
| <b>Zoning</b>       | Mixed Use (MU)                         |
| <b>Building Age</b> | Built in 2004                          |
| <b>Floor #</b>      | 1st floor                              |
| <b>Parking</b>      | 2 underground, reserved parking stalls |
| <b>Sale Price</b>   | <b>\$305,000</b>                       |



# PROPERTY HIGHLIGHTS

Ideal space for Massage Therapist, Acupuncturist, Chiropractor, Psychology Office, Insurance, Coffee Shop or other retail businesses.



# AREA DEMO'S



## HOUSEHOLDS

| 1KM    | 3KM    | 5KM     |
|--------|--------|---------|
| 15,205 | 55,532 | 106,922 |



## POPULATION

| 1KM    | 3KM     | 5KM     |
|--------|---------|---------|
| 25,398 | 100,940 | 217,806 |



## AVERAGE INCOME

| 1KM      | 3KM      | 5KM       |
|----------|----------|-----------|
| \$95,394 | \$98,438 | \$109,588 |



## VEHICLES PER DAY

Jasper Ave: 26,338 VPD  
112 Street: 4,194 VPD



104 AVE (29,348 VPD)

SITE

109 STREET (34,508 VPD)

JASPER AVE (26,338 VPD)

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