

FOR SALE OR LEASE

PRICE REDUCED

PROMINENT WEST EDMONTON LOCATION

1,763 SF WELL DESIGNED OFFICE CONDO FOR SALE

WEST BLOCK BUILDING

209, 14101 WEST BLOCK DRIVE, EDMONTON, AB

CUSHMAN & WAKEFIELD Edmonton

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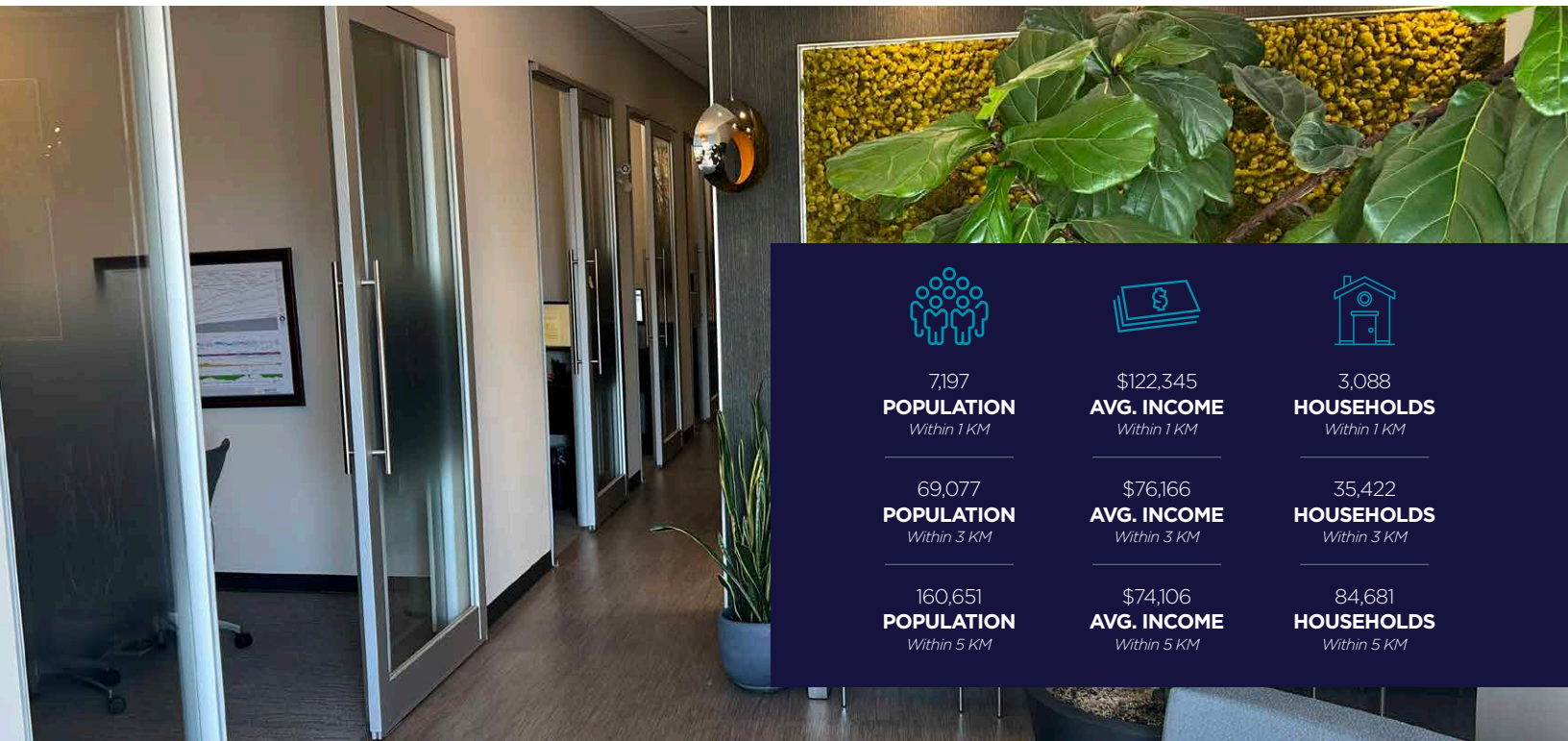
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PROPERTY HIGHLIGHTS

- Set within the desirable Glenora community, this property occupies a prominent corner at 142 Street and Stony Plain Road, delivering outstanding visibility and strong exposure
- High-quality construction with contemporary finishes, high ceiling heights and lots of glazing
- Unit is built-out with reception, 7 offices, meeting room, 1 workstation, reception, kitchenette, coffee bar, lounge, and large, 485 SF, private outdoor balcony patio
- Excellent connectivity to downtown Edmonton and surrounding affluent residential areas
- Pedestrian-friendly, transit-oriented site with Valley Line West LRT access nearby
- Unit includes six underground parking stalls with additional underground and surface parking available for visitors
- On-site and nearby amenities include health and wellness clinics, personal services and specialty retail and food offerings

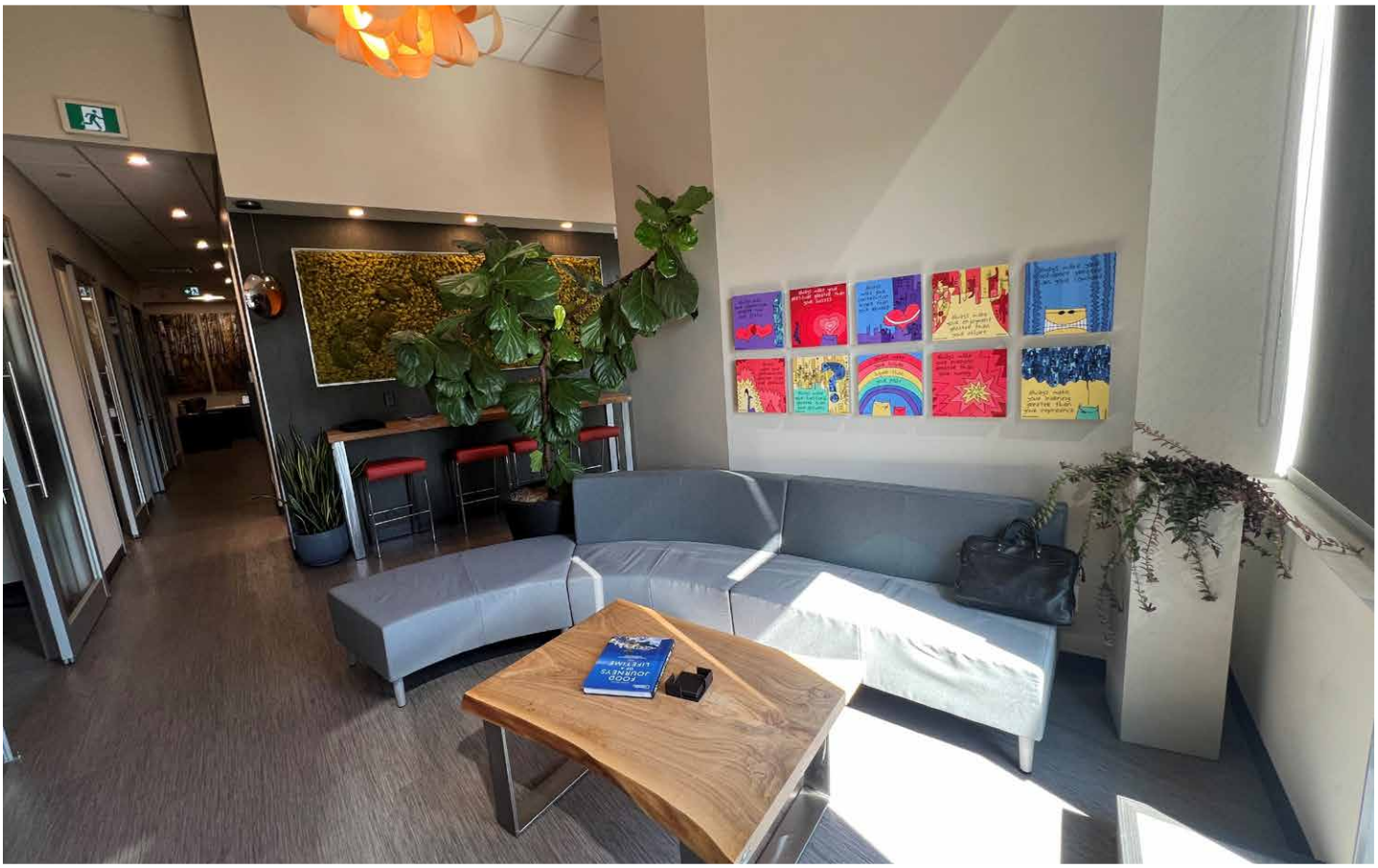
PROPERTY DETAILS

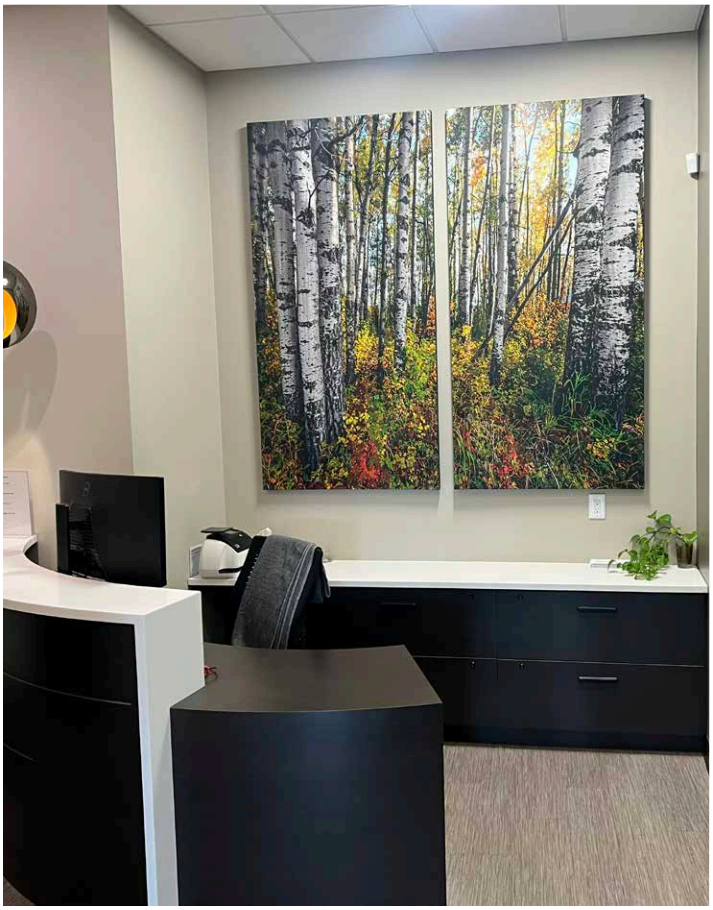
MUNICIPAL ADDRESS:	209, 14101 West Block Drive Edmonton, AB	**AREA AVAILABLE**	Unit 209: 1,763 SF plus approximately 485 SF exclusive use balcony
LEGAL DESCRIPTION:	Plan 1922316, Unit 9 (Office) Plan 1922316, Units 24, 25	**2026 PROPERTY TAXES**	$23,099 /annum $410 per UG stall/annum
ZONING:	Direct Control (DC(20753))	**ELEVATOR ACCESS**	Yes
NEIGHBOURHOOD:	Glenora	**CONDO FEES**	$1,668.27 /month
BUILDING SIZE:	221,693 SF	**BASIC RENT**	$25.00 /SF
BUILT:	2019	**ADDITIONAL RENT**	$34.00 /SF
PARKING	Includes two (2) titled stalls. Two (2) single stalls and one (1) tandem stall available for purchase or lease separately	**FURTHER REDUCED PRICE**	~~$1,125,000~~ ~~$1,075,000~~ **$935,000**



7,197 **POPULATION** *Within 1 KM*	$122,345 **AVG. INCOME** *Within 1 KM*	3,088 **HOUSEHOLDS** *Within 1 KM*
69,077 **POPULATION** *Within 3 KM*	$76,166 **AVG. INCOME** *Within 3 KM*	35,422 **HOUSEHOLDS** *Within 3 KM*
160,651 **POPULATION** *Within 5 KM*	$74,106 **AVG. INCOME** *Within 5 KM*	84,681 **HOUSEHOLDS** *Within 5 KM*

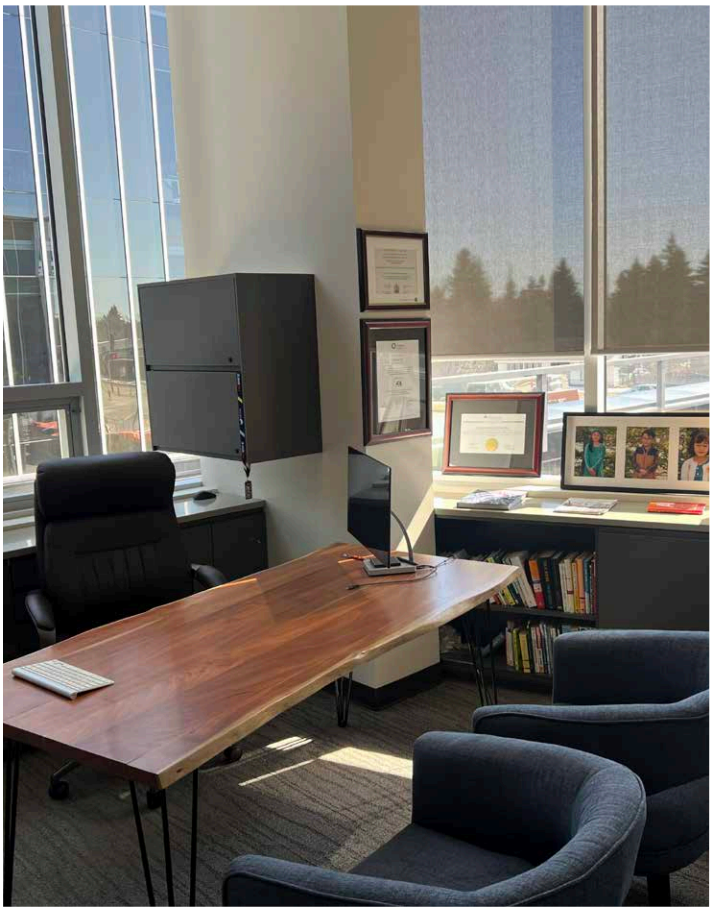
PROPERTY PHOTOS

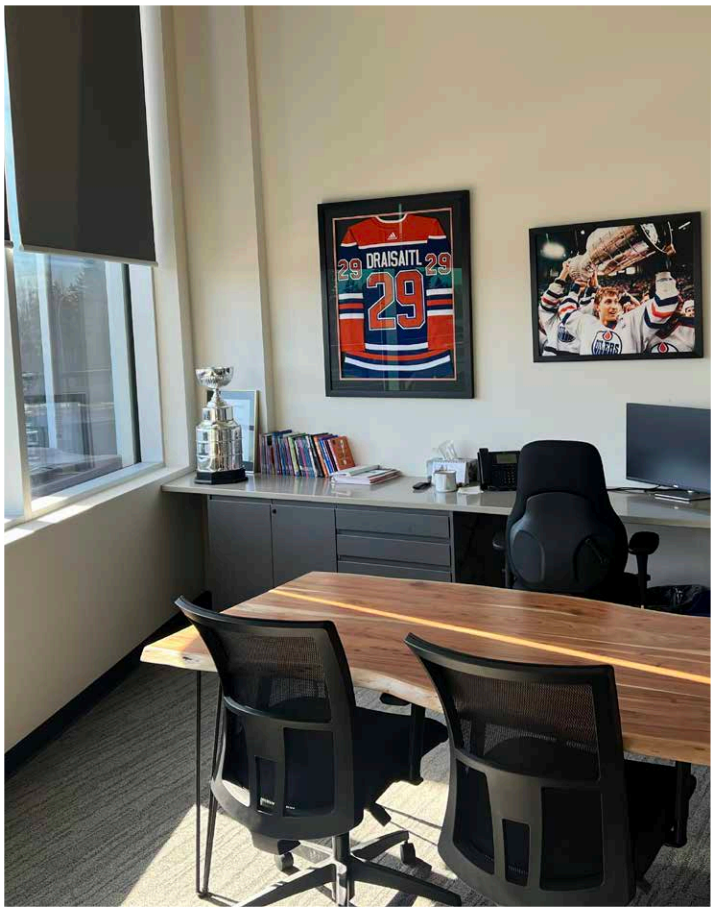


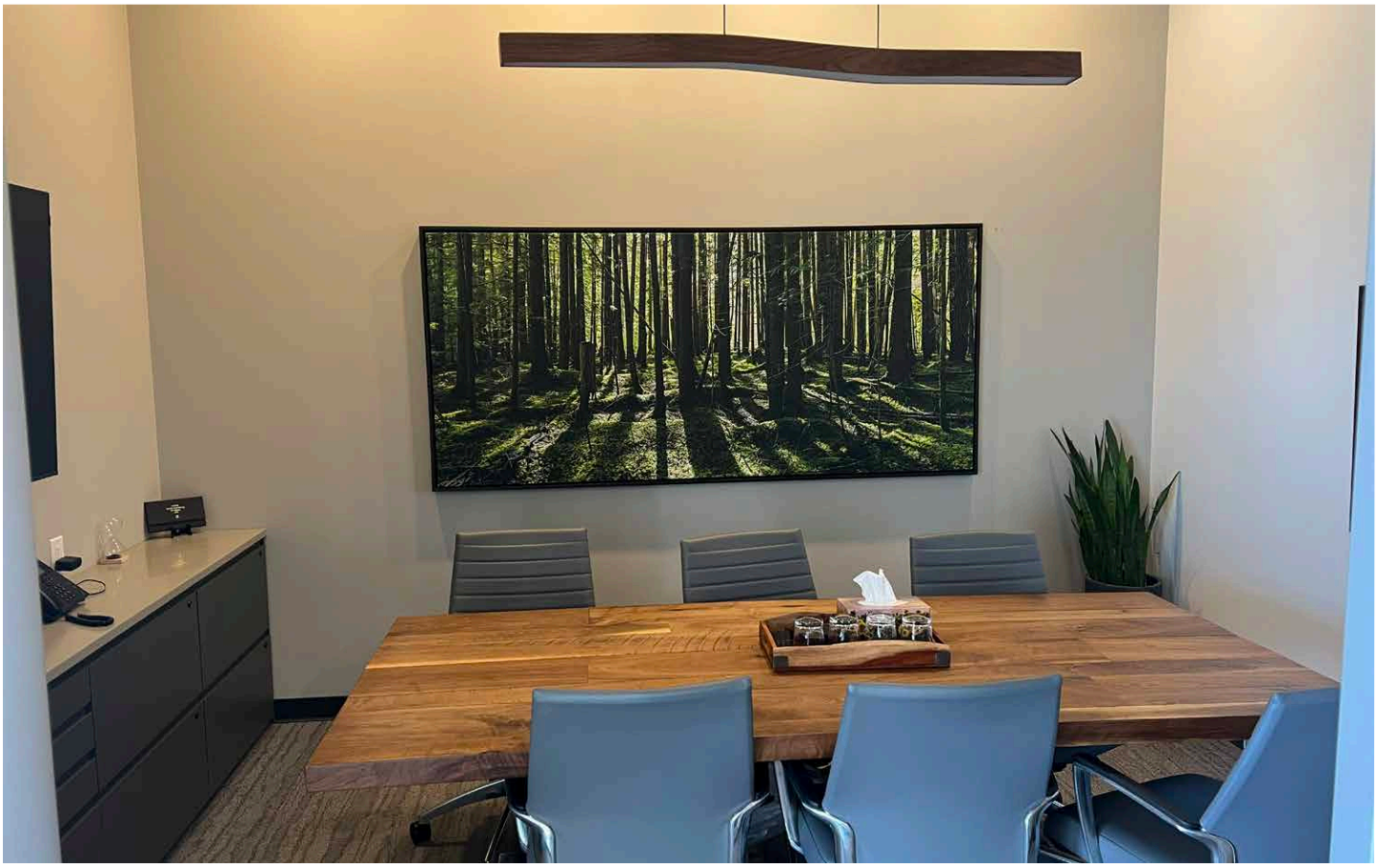




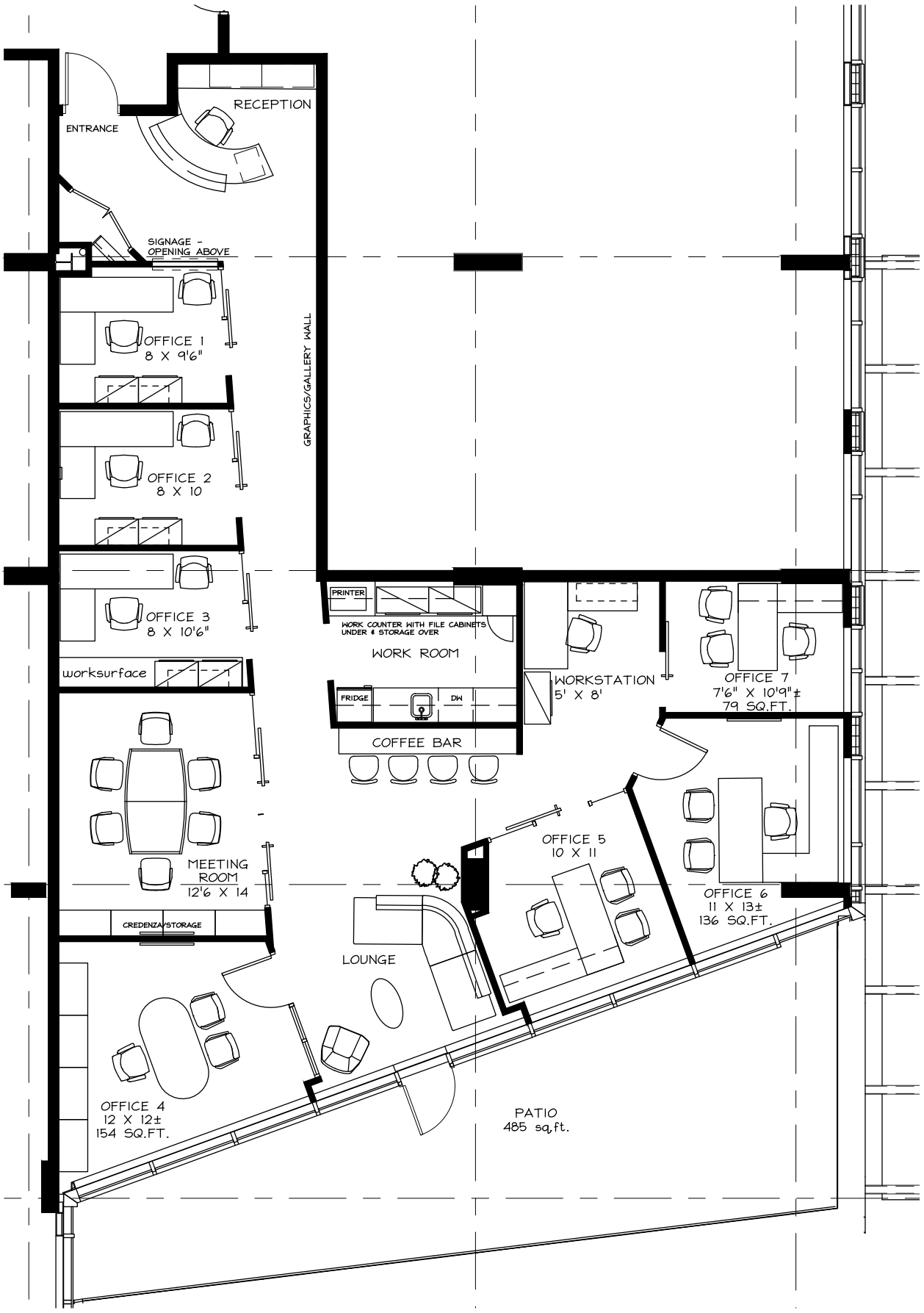
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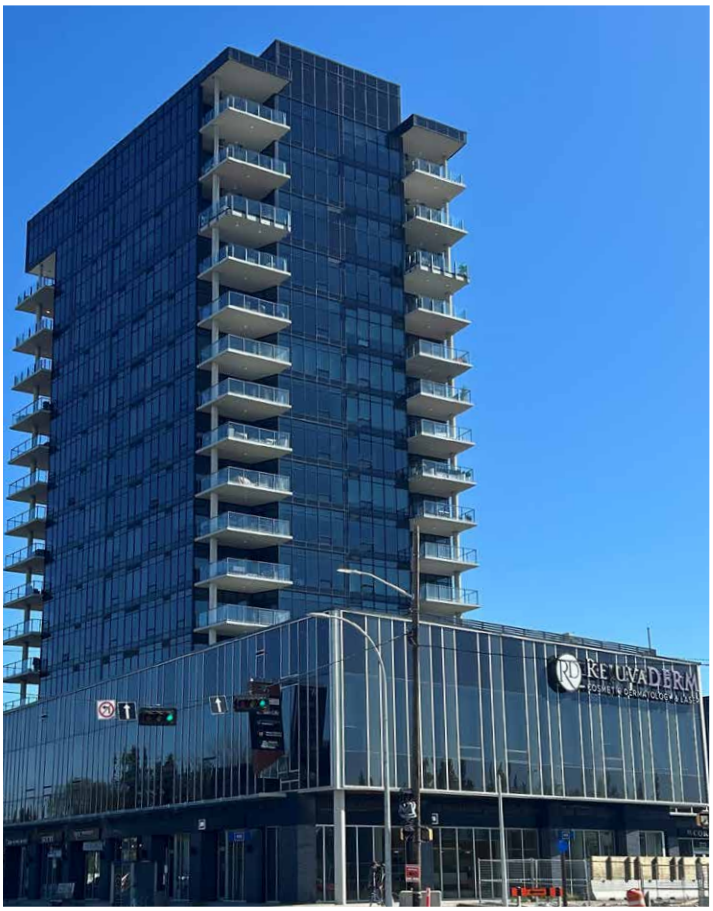




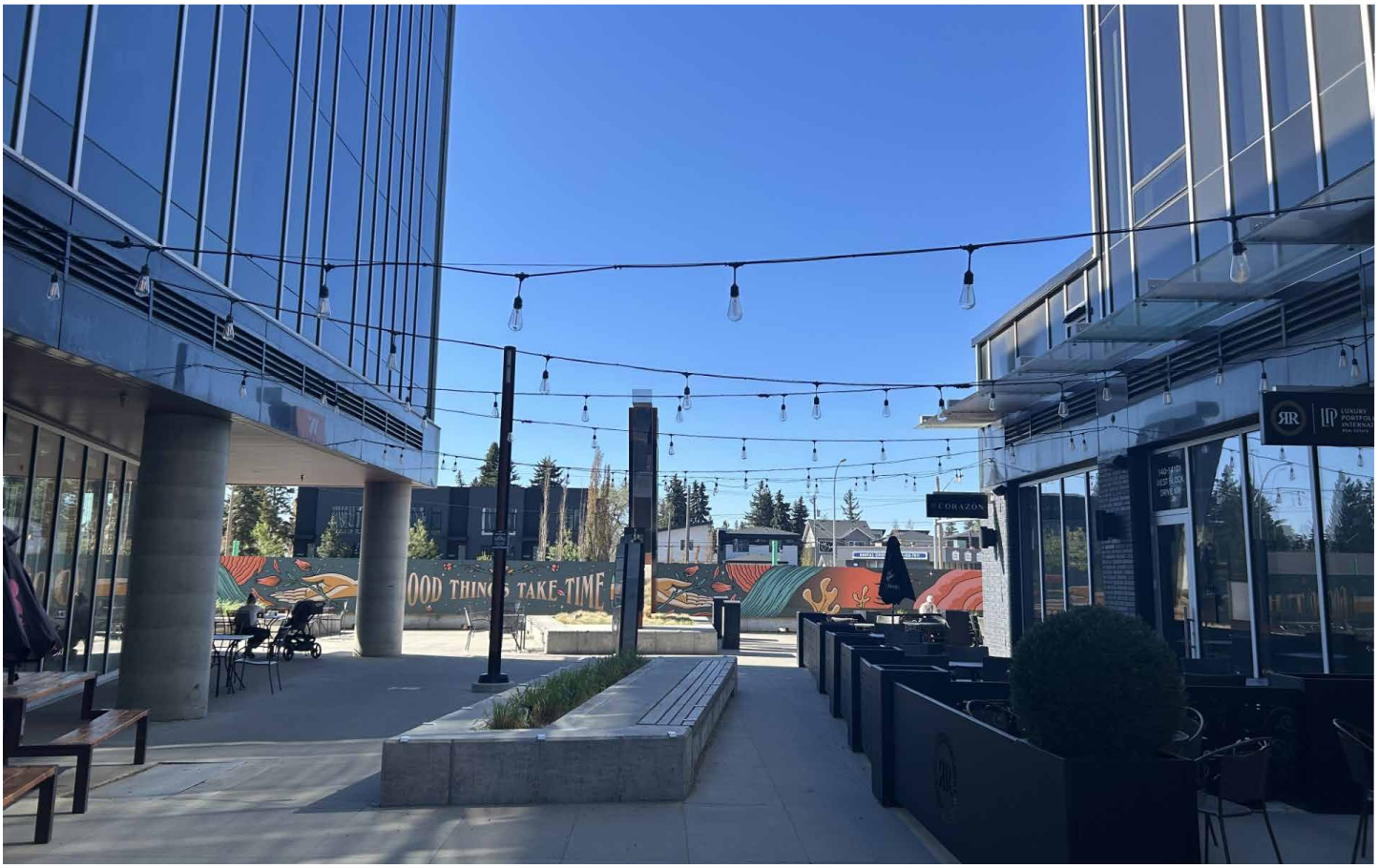
FLOOR PLAN


RECEPTION
ENTRANCE
SIGNAGE -
OPENING ABOVE
OFFICE 1
8 X 9'6"
OFFICE 2
8 X 10
OFFICE 3
8 X 10'6"
worksurface
MEETING
ROOM
12'6 X 14
CREDENZA/STORAGE
OFFICE 4
12 X 12±
154 SQ.FT.
GRAPHICS/GALLERY WALL
PRINTER
WORK COUNTER WITH FILE CABINETS
UNDER & STORAGE OVER
WORK ROOM
FRIDGE
DW
COFFEE BAR
WORKSTATION
5' X 8'
OFFICE 7
7'6" X 10'9"±
79 SQ.FT.
OFFICE 5
10 X 11
OFFICE 6
11 X 13±
136 SQ.FT.
LOUNGE
PATIO
485 sq.ft.

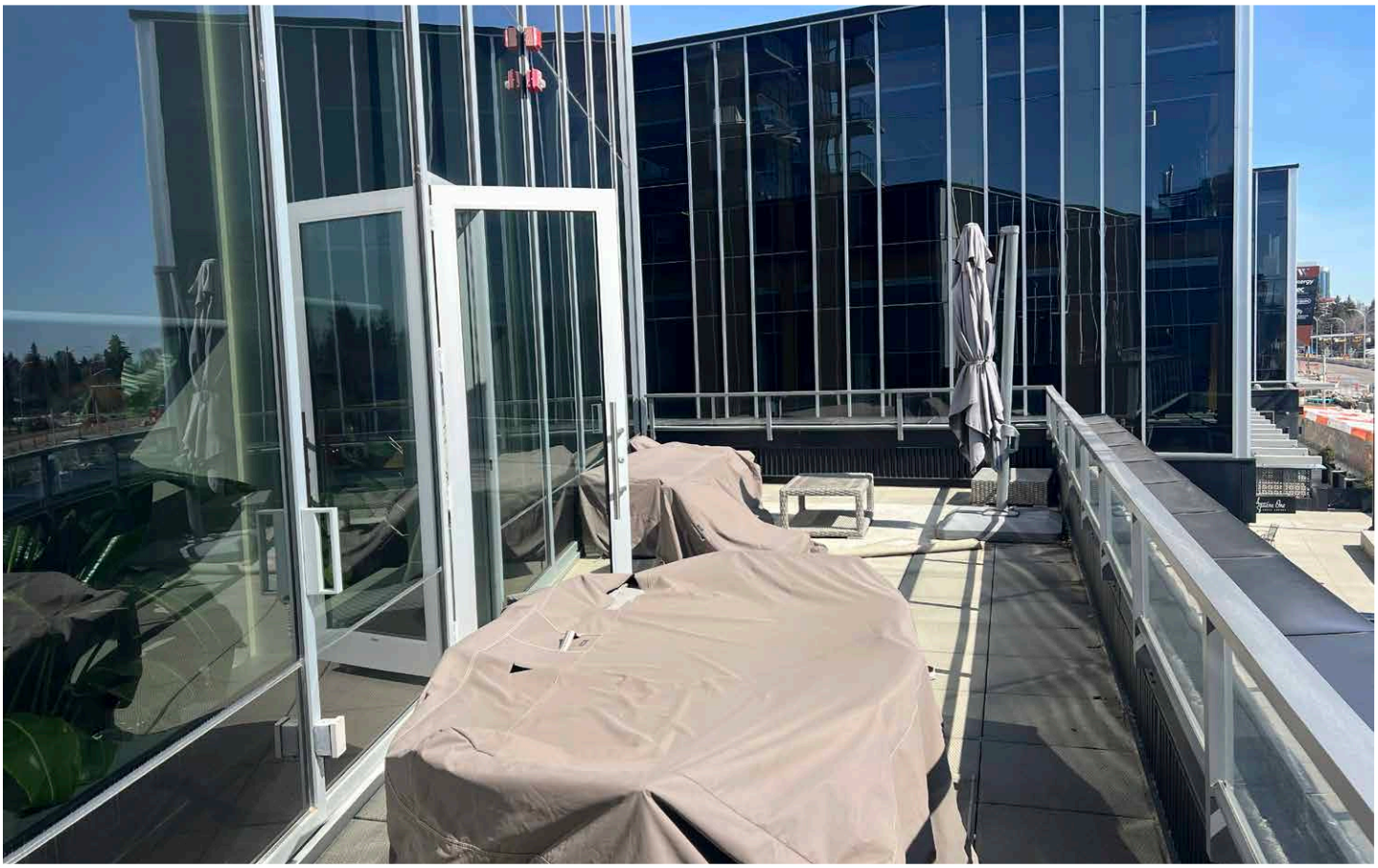
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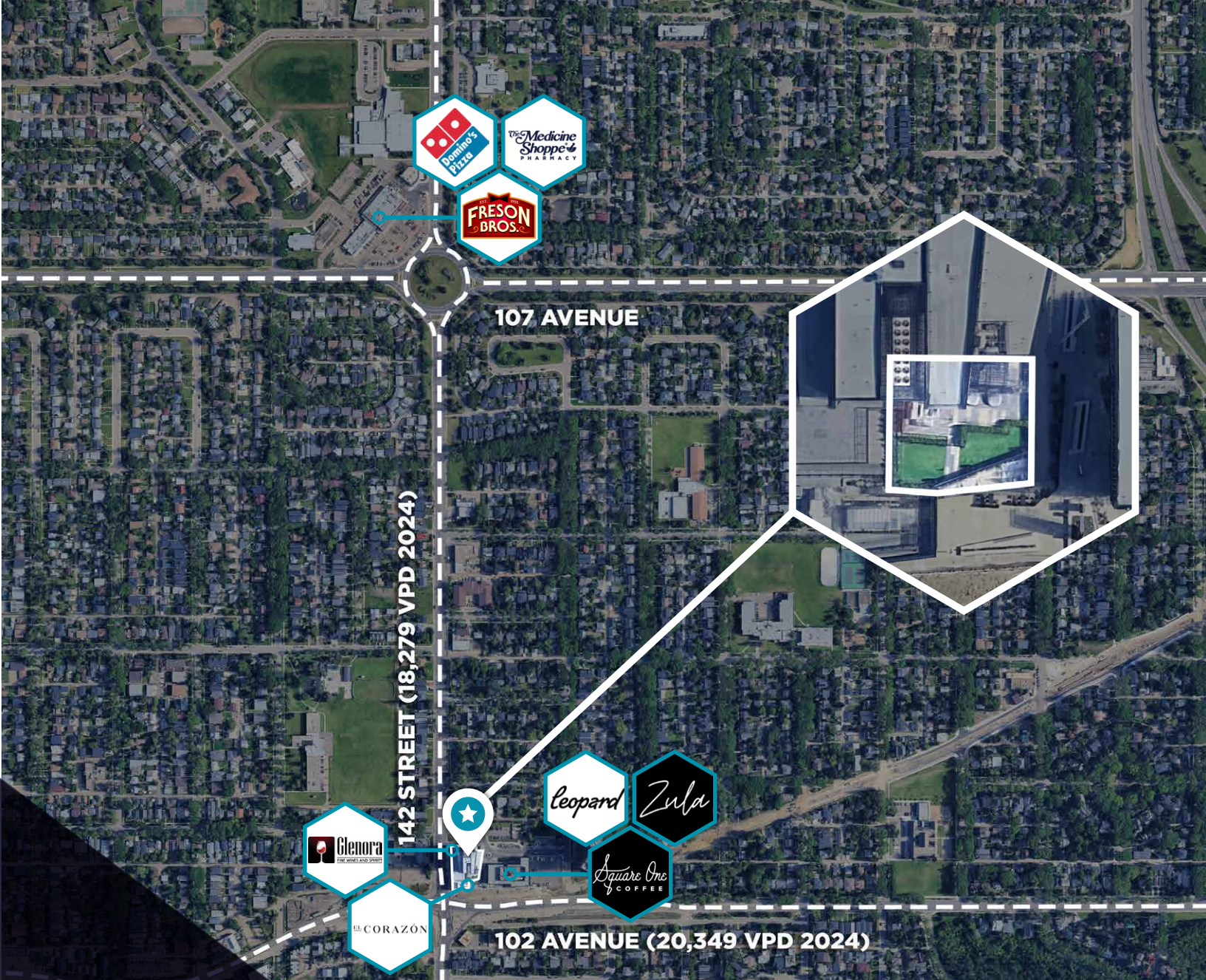


PROPERTY PHOTOS









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