

FOR SALE

**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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2026

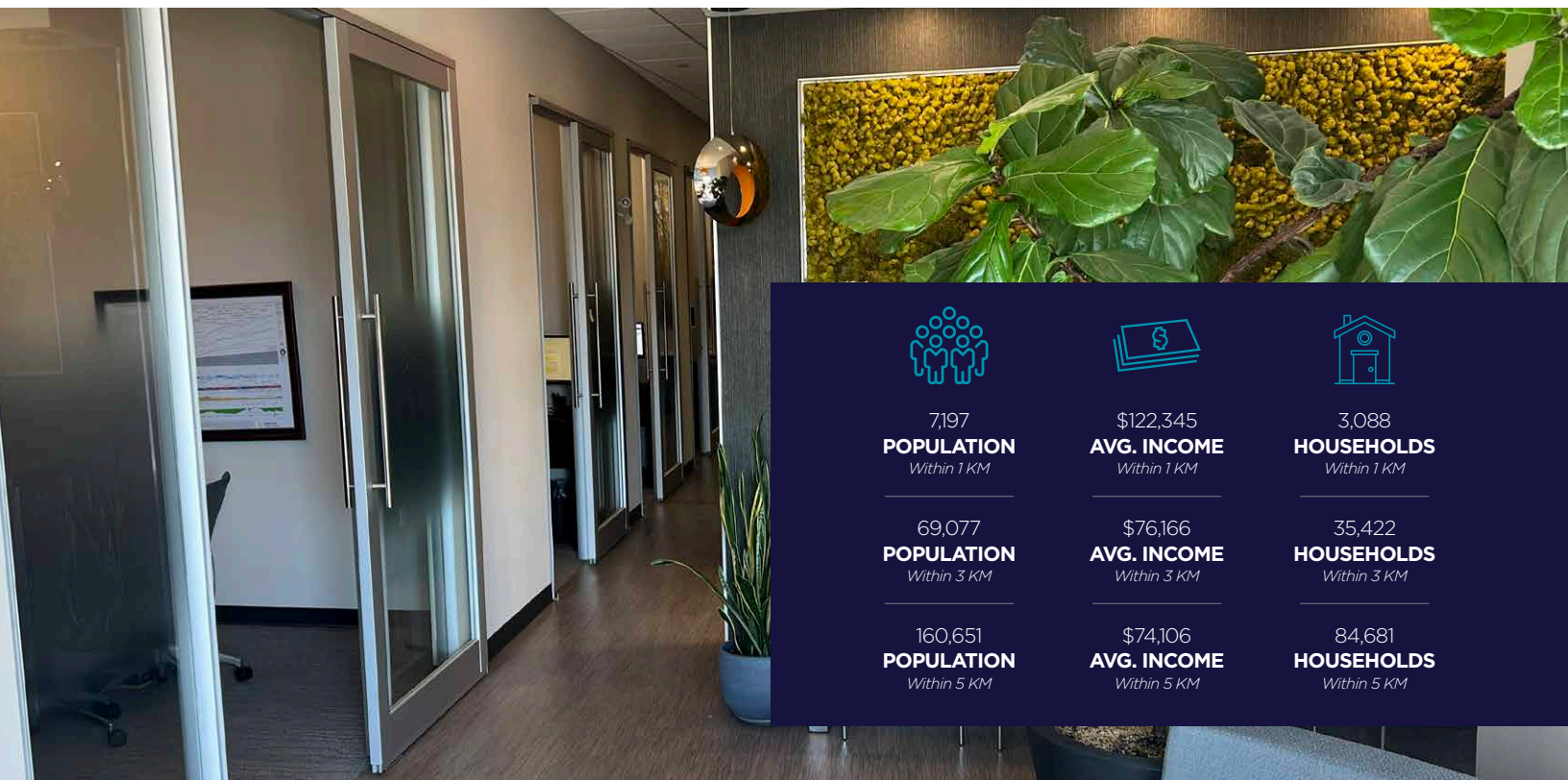
**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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	PARKING	6 total Underground stalls - includes 4 single stalls and 1 tandem
LEGAL DESCRIPTION:	Plan 1922316, Unit 9 (Office) Plan 1922316, Units 24, 25, 35, 36 & 37	AREA AVAILABLE	Unit 209: 1,763 SF plus approximately 485 SF exclusive use balcony
ZONING:	Direct Control (DC(20753))	2026 PROPERTY TAXES	\$23,099 per annum \$410 per UG stall/annum
NEIGHBOURHOOD:	Glenora	ELEVATOR ACCESS	Yes
BUILDING SIZE:	221,693 SF	CONDO FEES	\$1,668.27 per month
BUILT:	2019	ASKING PRICE	\$1,125,000



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

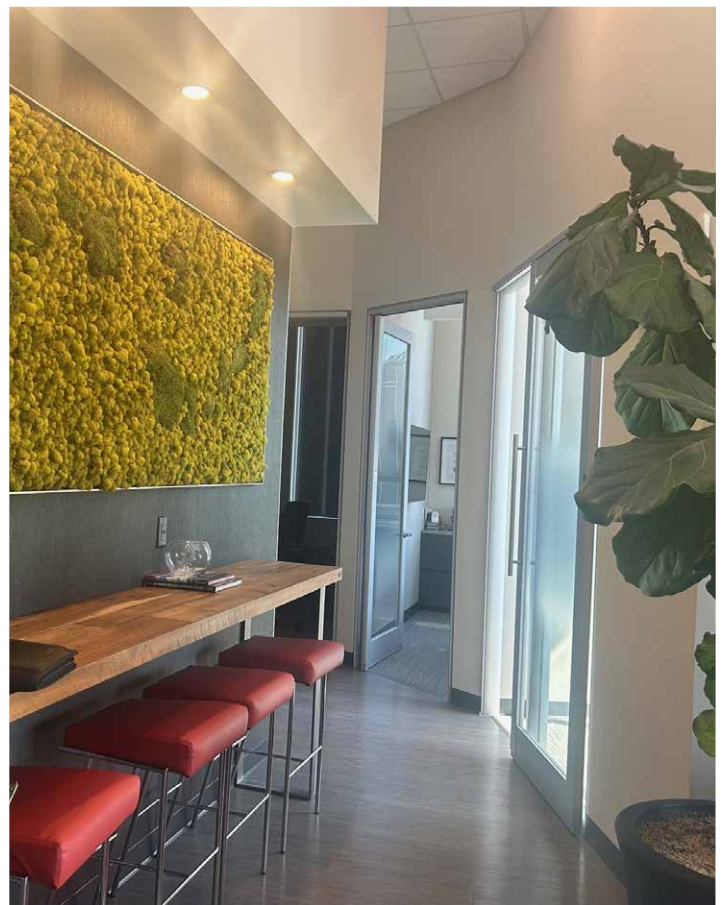
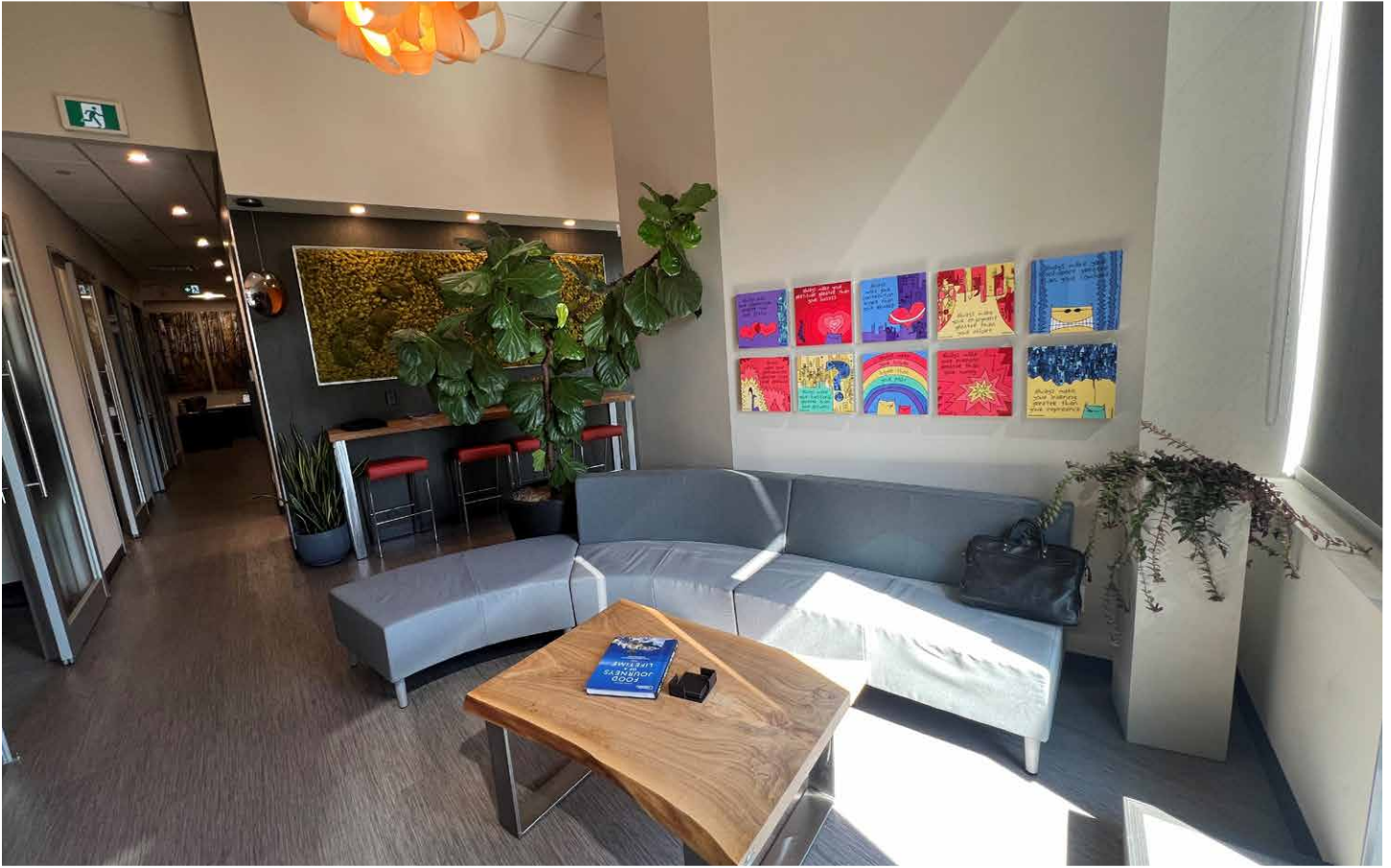
35,422
HOUSEHOLDS
Within 3 KM

160,651
POPULATION
Within 5 KM

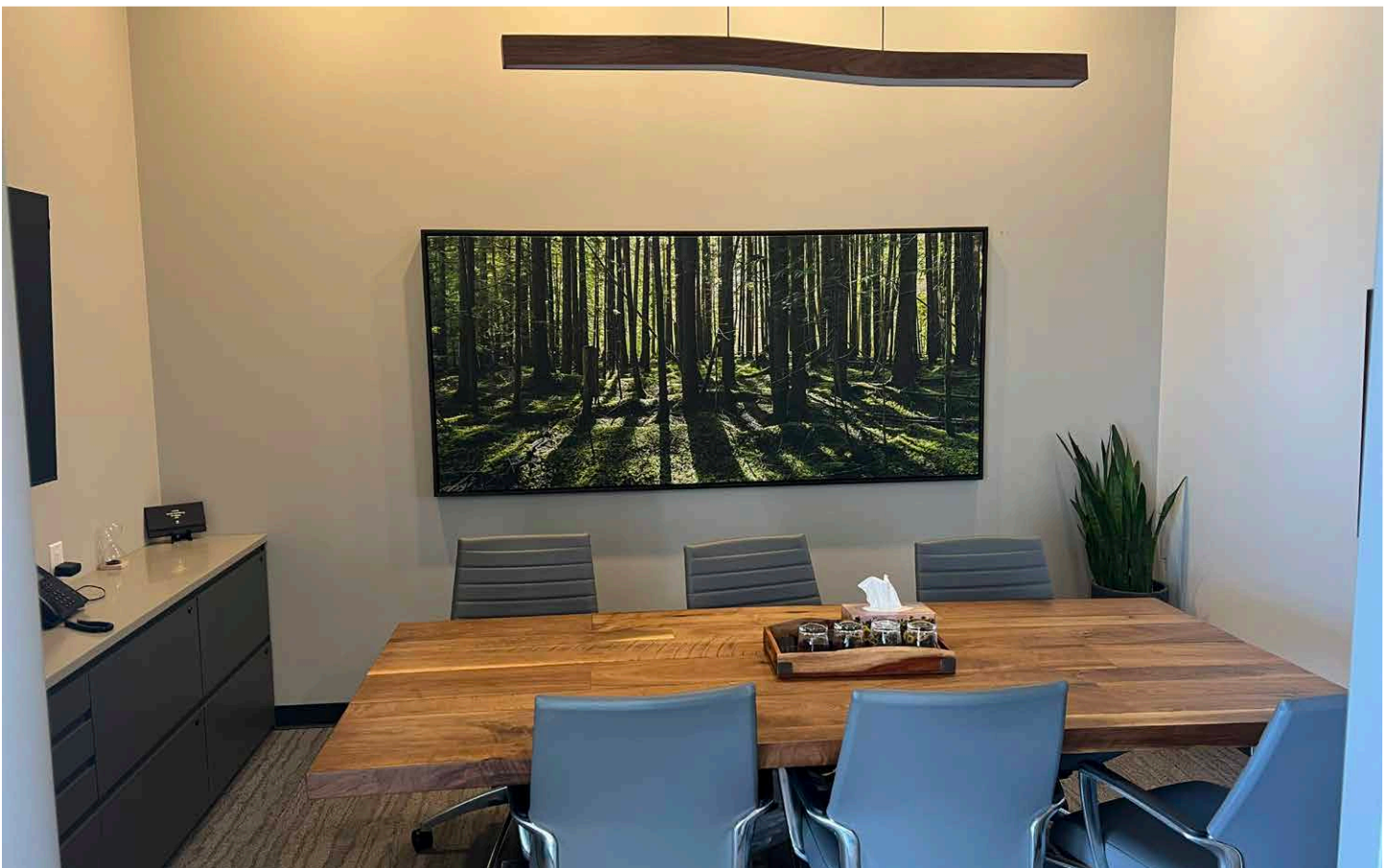
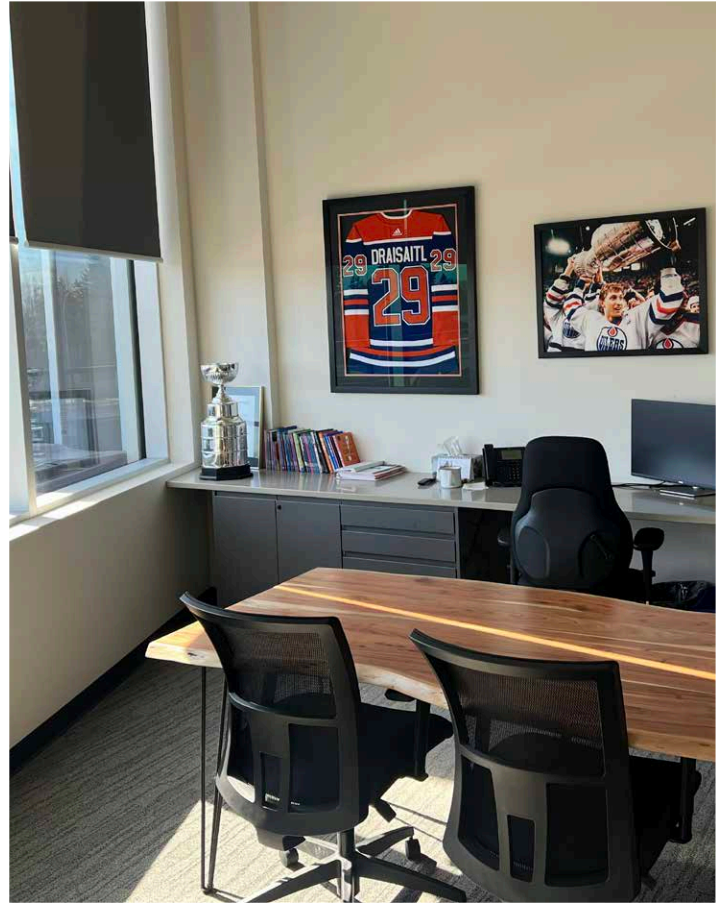
\$74,106
AVG. INCOME
Within 5 KM

84,681
HOUSEHOLDS
Within 5 KM

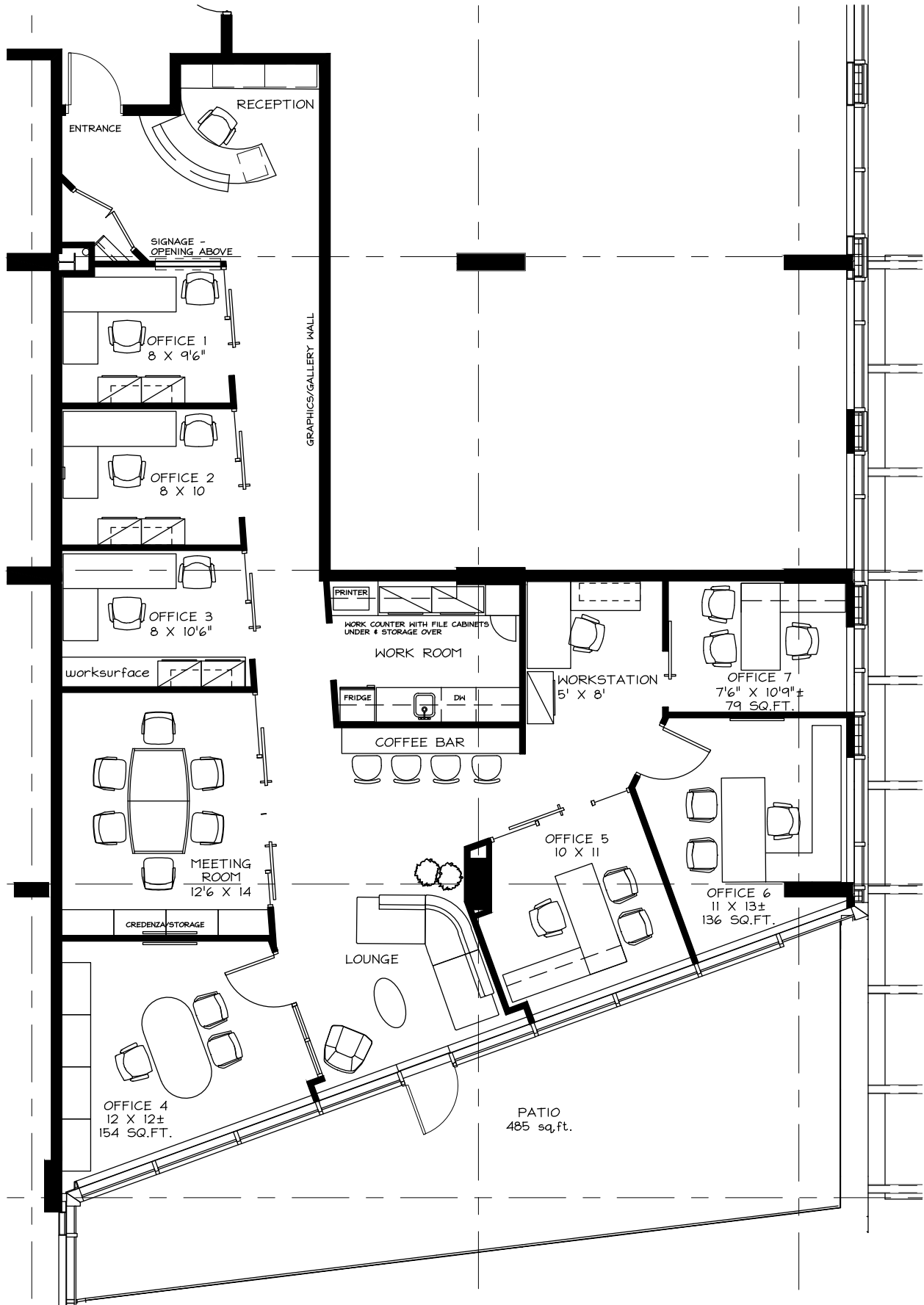
PROPERTY PHOTOS



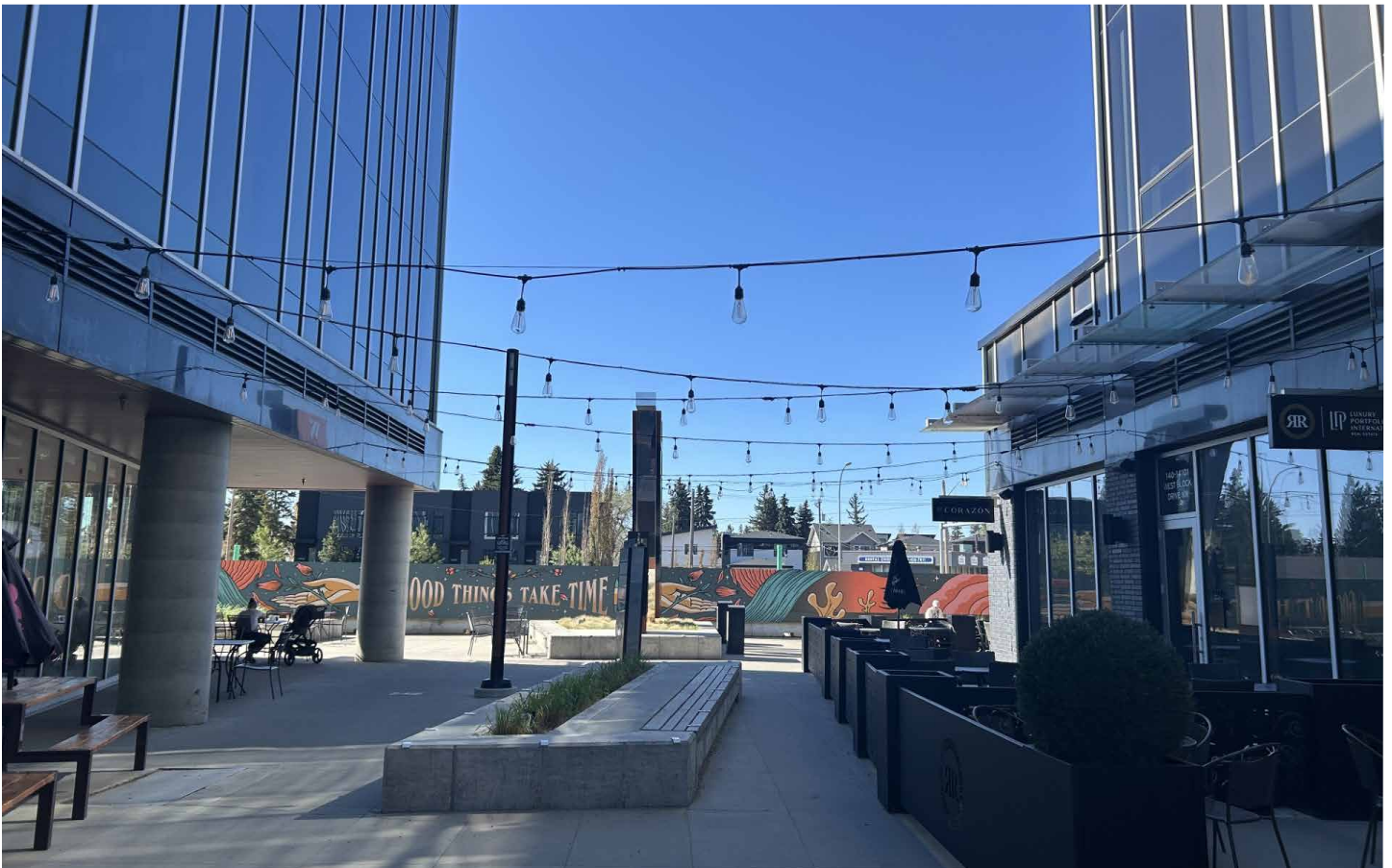
PROPERTY PHOTOS



FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS





107 AVENUE

142 STREET (18,279 VPD 2024)



102 AVENUE (20,349 VPD 2024)



Shane Asbell
Partner
780 993 0082
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 975 6336
scott.vreeland@cwedm.com

Jacob Dykstra
Senior Associate
780 934 7769
jacob.dykstra@cwedm.com

 **CUSHMAN & WAKEFIELD**
Edmonton

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2026

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com