

LEMARCHAND TOWER
UNIT #1, 11503 100 AVE NW | EDMONTON | AB

**MAIN FLOOR CONDO
WITH STREET
FRONT ACCESS**



MAIN BUILDING ENTRY



RECEPTION



OFFICE



HIGHLIGHTS

- **1,022 SF MAIN FLOOR OFFICE CONDOMINIUM AVAILABLE IMMEDIATELY**
- Two (2) separately titled underground parking stalls included
- Mixed use building with professional management on site
- Both interior and exterior suite access

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FEATURES

- **Vacancy:** ±1,022 SF
- **Available:** Immediately
- **Municipal:** Unit #1, 11503 100 Ave NW, Edmonton, AB
- **Legal:** Block 2, Plan 8022431
- **Zoning:** RA9 (High Rise Apartment Zone)
- **Price:** \$375,000 \$350,000 **\$199,000**
- **Condo Fees:** \$763.85/month (2021)
(includes water and natural gas)
- **Property Taxes:** \$7,594 (2020)
- **Parking:** 2 Titled Parking Stalls
On site visitor parking



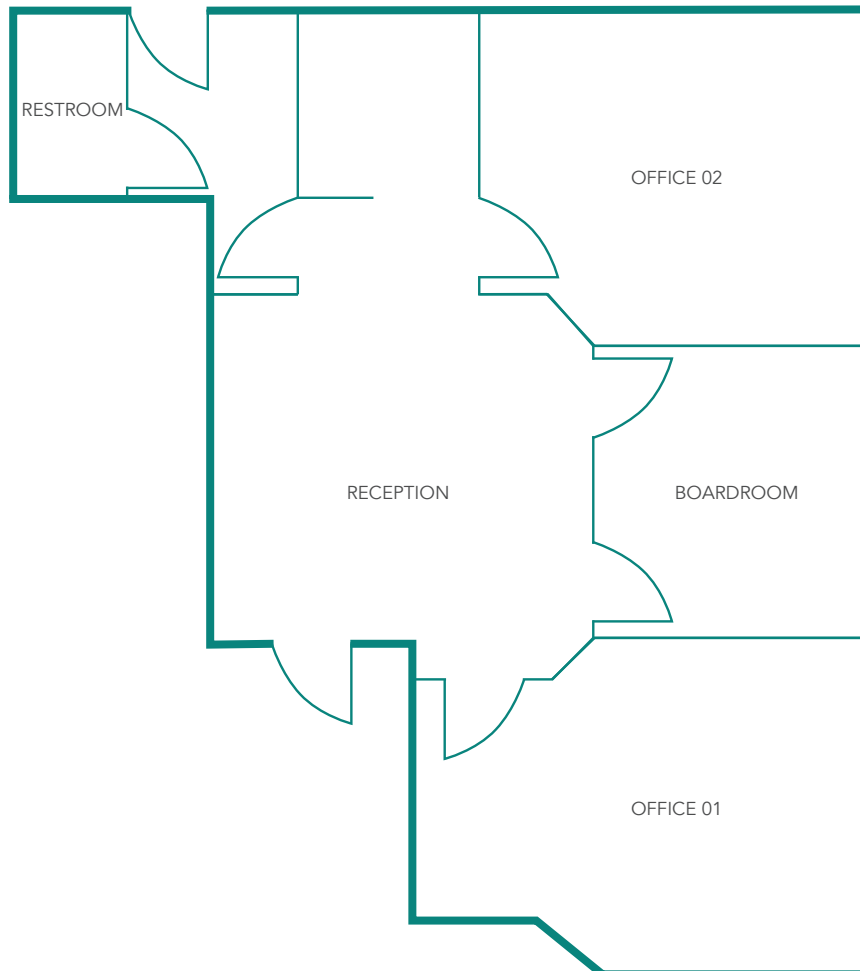
INCLUDES TWO TITLED
UNDERGROUND
PARKING STALLS

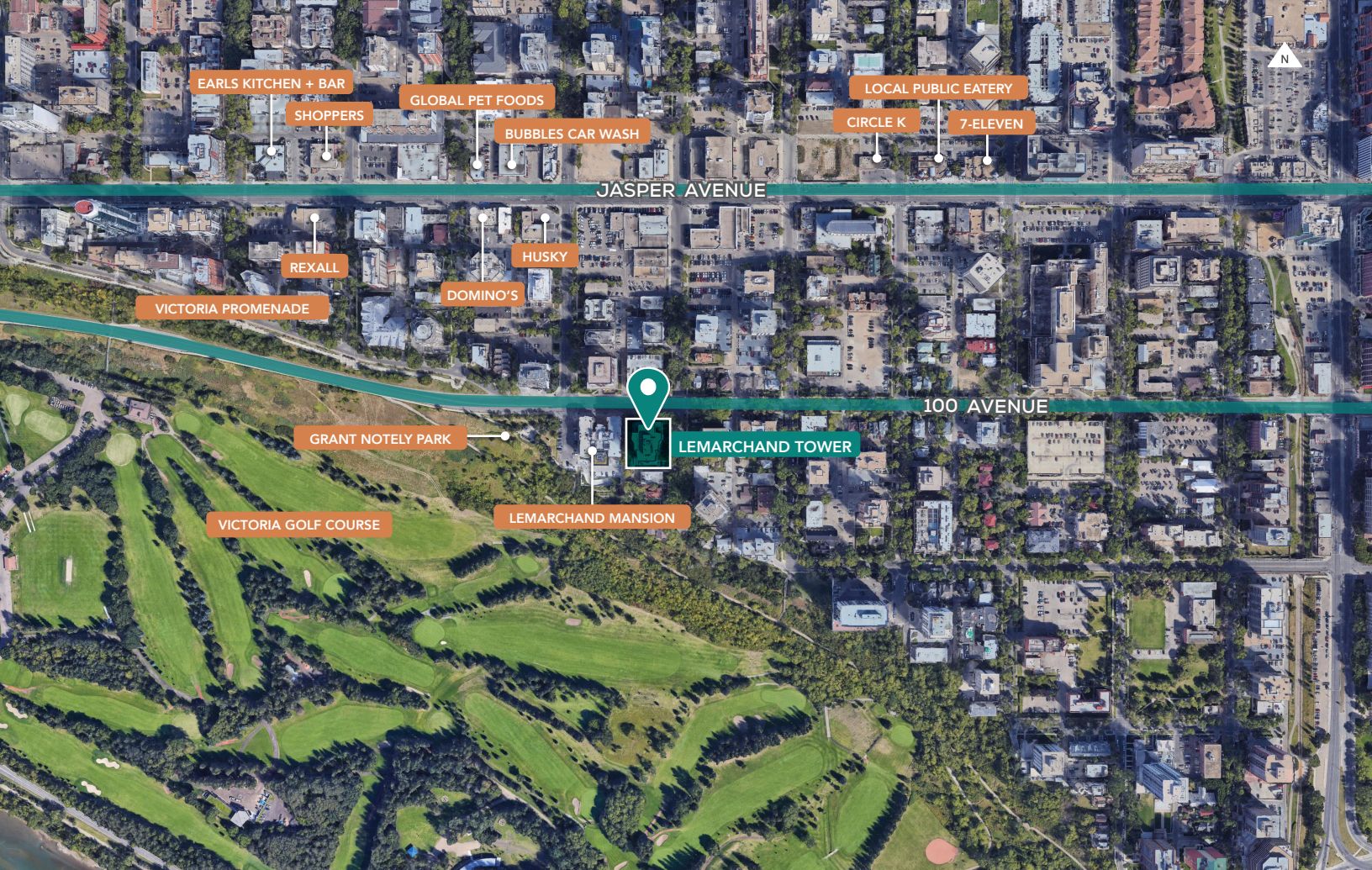


MAIN FLOOR WITH
STREET FRONT
ENTRY WAY



STEPS AWAY FROM THE
RIVER VALLEY OVERLOOKING
VICTORIA GOLF COURSE





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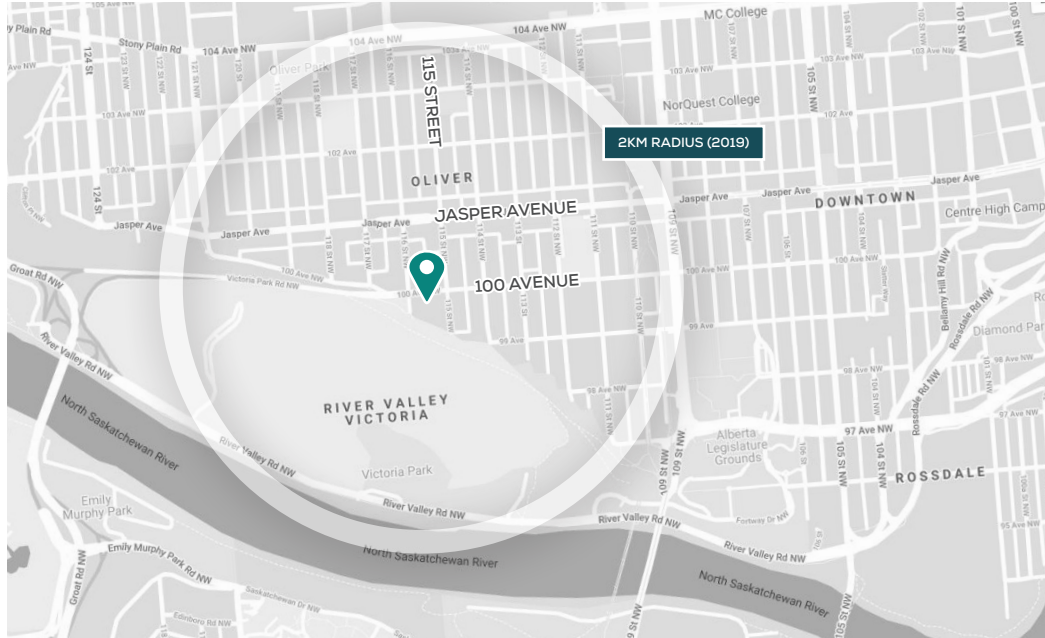
Omada
COMMERCIAL

OPPORTUNITY

TAKE ADVANTAGE OF THE LARGE RESIDENTIAL POPULATION THAT SURROUNDS YOU AT THE PRESTIGIOUS LEMARCHAND TOWER IN THIS RARE MAIN FLOOR COMMERCIAL CONDO. Next door to the LeMarchand Clinic the condo faces east and has an exterior entrance directly onto 115 Street just steps from the free visitor parking. The unit also has an interior entrance allowing tower residents to access your business directly. Currently demised with a reception area, two offices, boardroom, and in suite washroom's the unit is perfect for a small professional office. The price also includes two titled underground parking stalls.

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DEMOGRAPHICS



- 55,963 residents
- 86,673 daytime population
- **14.3% GROWTH (2015-2020)**
- 19.8% projected growth (2020-2025)



- Average household income of \$90,416
- 24.7% of households earn \$60,000 to \$100,000
- **28.8% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 9%
- **20-39 YRS = 52.5%**
- 40-59 yrs = 20.5%
- 60+ yrs = 17.9%



- **14,900 VPD ON 100 AVENUE**

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