

| PHILLIPS LOFTS |

# RETAIL FOR SALE

UNIT #2, 10169 104 STREET NW | EDMONTON | AB



## ± 988 SF COMMERCIAL CONDOMINIUM AVAILABLE FOR IMMEDIATE PURCHASE

- One (1) surface stall included
- Professionally managed mixed-use building
- Current long term tenant in place

ERIC SLATTER

Partner

780.540.5322

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INCLUDES ONE SURFACE  
PARKING STALL



STREET FRONT ENTRY WAY W/  
POTENTIAL FOR SIDEWALK PATIO



CENTRALLY LOCATED ON EDMONTON'S  
104 STREET PROMENADE



OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

**Omada**  
COMMERCIAL



# PROPERTY FEATURES

<b>Size</b>	±998 SF
<b>Available</b>	Immediately
<b>Municipal</b>	Unit #2, 10169 104 Street NW, Edmonton, AB T5J 1A5
<b>Legal</b>	Block 2, Plan 0222718
<b>Street front access</b>	104 Street Promenade & Rear common area access

<b>Zoning</b>	<a href="#">Heritage Area Zone (HA)</a>
<b>Condo Fees</b>	\$514.61/month (2024) - INCLUDES UTILITIES
<b>Property Taxes</b>	\$4,200 (2024)
<b>Asking Price</b>	\$495,000.00
<b>Parking</b>	One (1) surface stall included

MOVE YOUR MOUSE THROUGH THE ICONS TO SEE MORE PHOTOS

## OPPORTUNITY

Take advantage of this rare opportunity to own a small street level commercial condominium. 104 Street is one of downtown's most active pedestrian streets, boasting a large residential population with a plethora of trendy retailers and restaurants located within the immediate area. Currently builtout with two washrooms and food services facilities. The price also includes one assigned surface stall.

## SITE PLAN

