

# OFFICE/ RETAIL CONDO FOR SALE

COMMERCIAL CONDO WITH  
STREET FRONT ACCESS



Unit #1, 10169 104 Street NW  
Edmonton | AB

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- ±1,227 commercial condominium available for immediate purchase
- One (1) gated parking stall included
- Professionally managed mixed-use building
- Owner/user opportunity

OMADA-CRE.COM | 780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

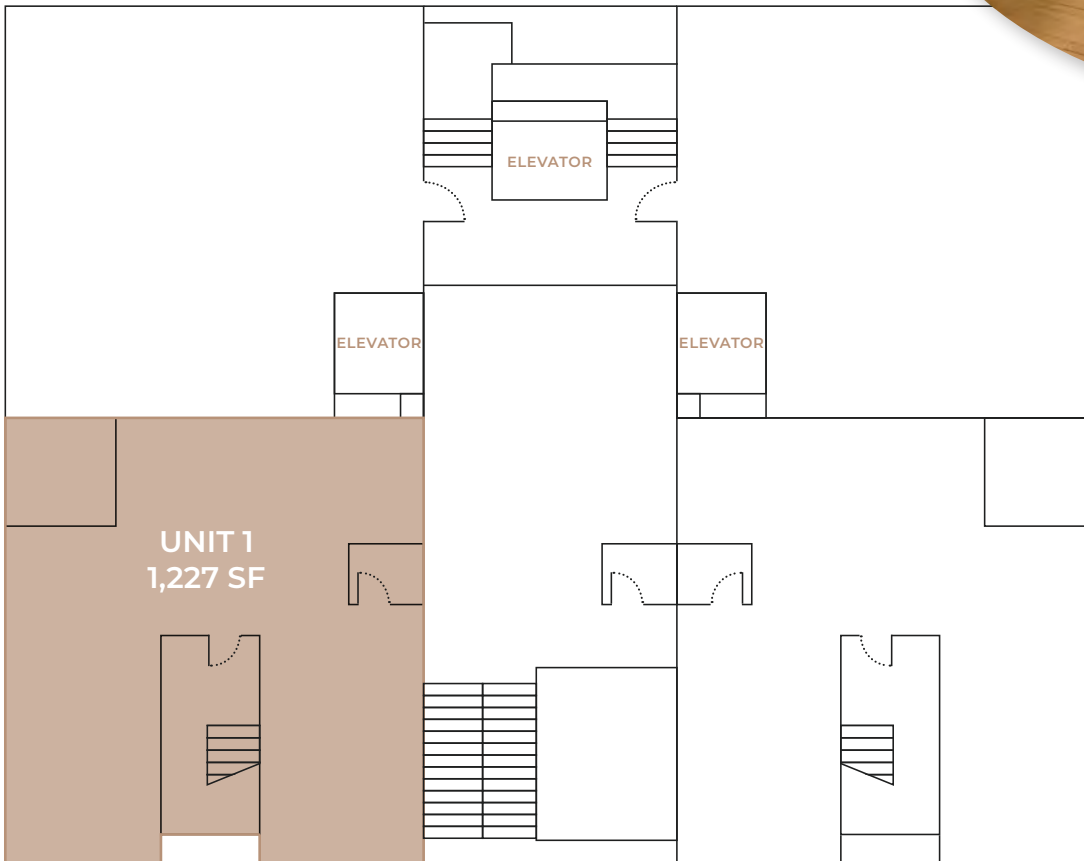
Omada  
COMMERCIAL

# PROPERTY FEATURES

Vacancy	±1,227 SF
Available	Immediately
Address	Unit #1, 10169 104 Street NW, Edmonton
Legal	Block 1, Plan 0222718
Access	104 Street Promenade & rear common area access
Zoning	(HA) Heritage Area Zone
Condo Fees	\$737.51 / month. Includes water & gas. Electricity separately metered & charged (approx \$40 / month)
Property Taxes	\$5,544.00
Parking	One (1) gated parking stall included
Asking Price	<del>\$495,000</del> <b>\$430,000</b>



# SITE PLAN



104 STREET

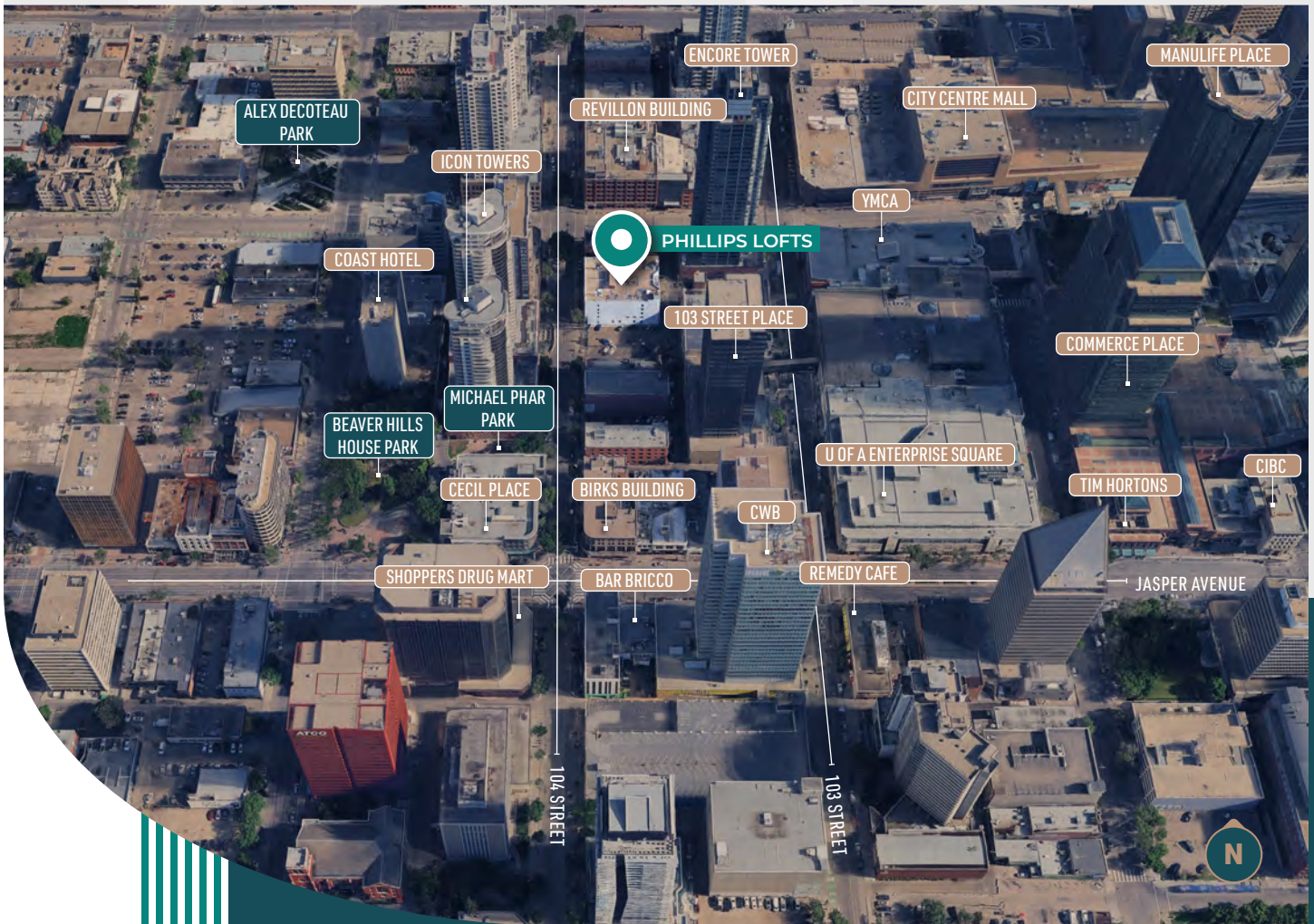




# THE OPPORTUNITY

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, and it boasts a large residential population. Currently built out with offices, full washroom, and kitchen. The price also includes one assigned surface stall in the adjoining gated parking lot.



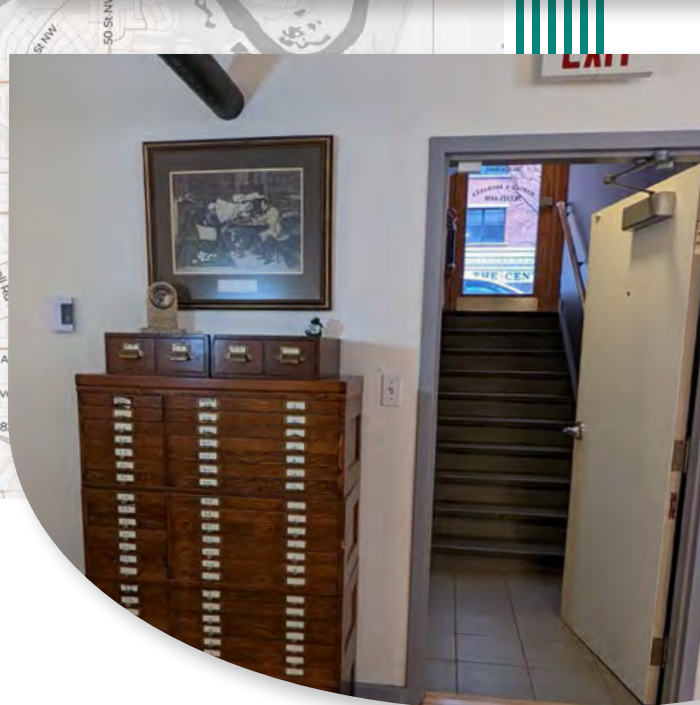
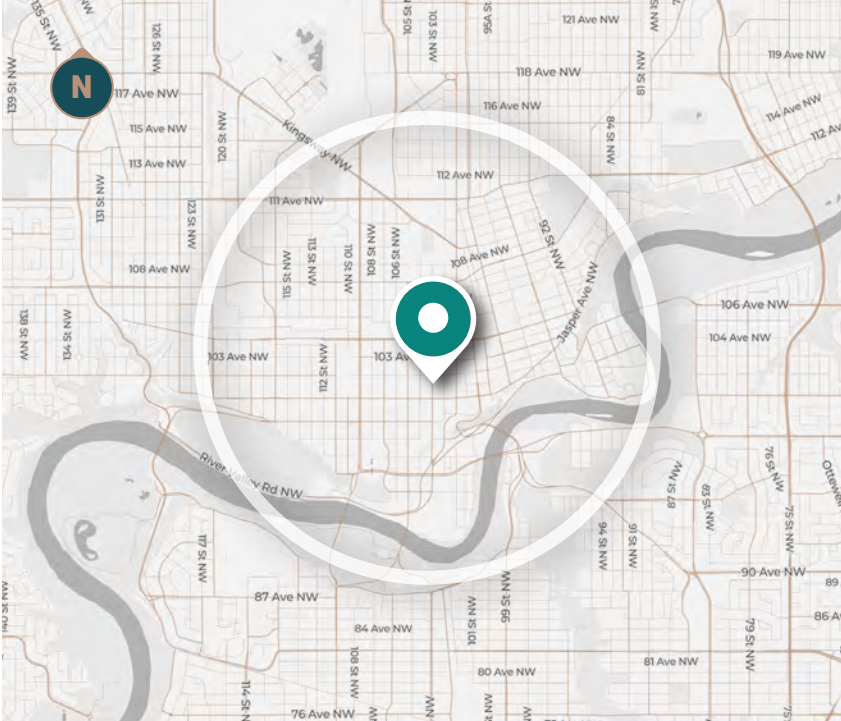
STREET FRONT ENTRY  
WAY W/ POTENTIAL  
FOR SIDEWALK PATIO



CENTRALLY LOCATED  
ON EDMONTON'S 104  
STREET PROMENADE

# AREA DEMOGRAPHICS

2 KM RADIUS



## + 22,600 VPD ON JASPER AVENUE

**123,305**

DAYTIME POPULATION

57,484 residents  
9.8% growth (2016-2022)  
18.5% projected growth (2022-2027)

**47.3%**

20-39 YRS

0-19 yrs = 8.3%  
40-59 yrs = 23.7%  
60+ yrs = 20.7%

**\$89,483**

AVERAGE HOUSEHOLD INCOME

24% earn \$60-100,000  
28% earn \$100,000+

## CONTACT US

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Partner

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