

RETAIL FOR SALE

±1,168 SF

COMMERCIAL CONDO

15734 100 Avenue | Edmonton | AB

PRIME WEST EDMONTON LOCATION WITH RECENT
UPGRADES & AMPLE CUSTOMER SURFACE PARKING



GABRIEL LORIEAU

Partner

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- ±1,168 SF commercial condo unit in a high-traffic area
- Recent upgrades include a new furnace and Telus security system
- Surrounded by established businesses including Moshe Cohen Hair Collection, Bangkok Kitchen Thai, Vapour Choice, and Chipperfield Chiro & Wellness
- Ample customer parking
- Excellent exposure along 100 Avenue

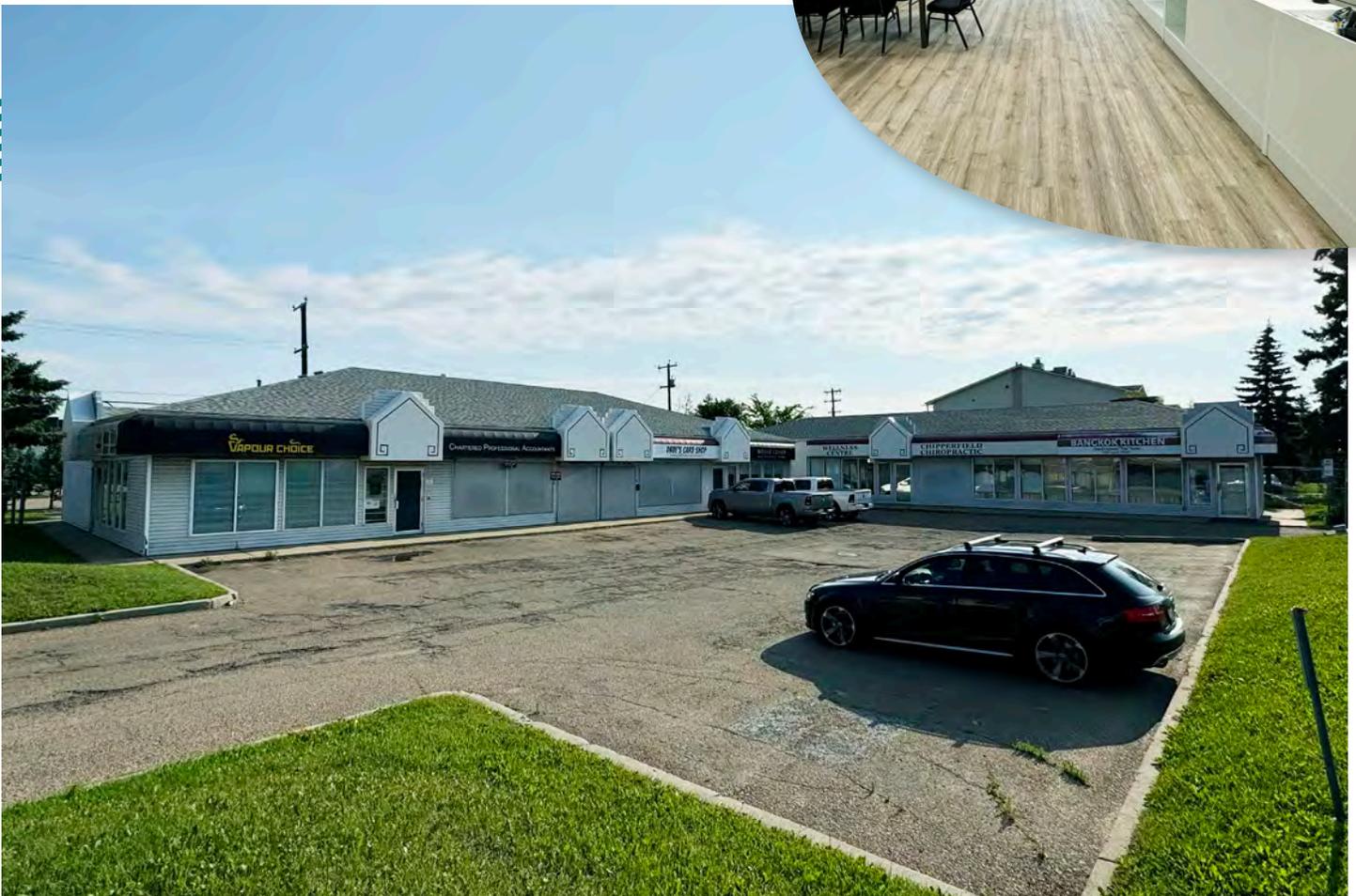
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OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

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PROPERTY FEATURES

Area	±1,168 SF
Available	Immediately
Address	15734 100 Avenue NW
Legal	Plan 8820043, Unit 3
Zoning	Medium Scale Residential
Sale Price	\$385,000
Price PSF	\$329.62 PSF
Property Taxes	\$7817.30 per annum
Condo Fees	\$8.34 PSF
Utilities	Separately metered
Parking	Surface parking

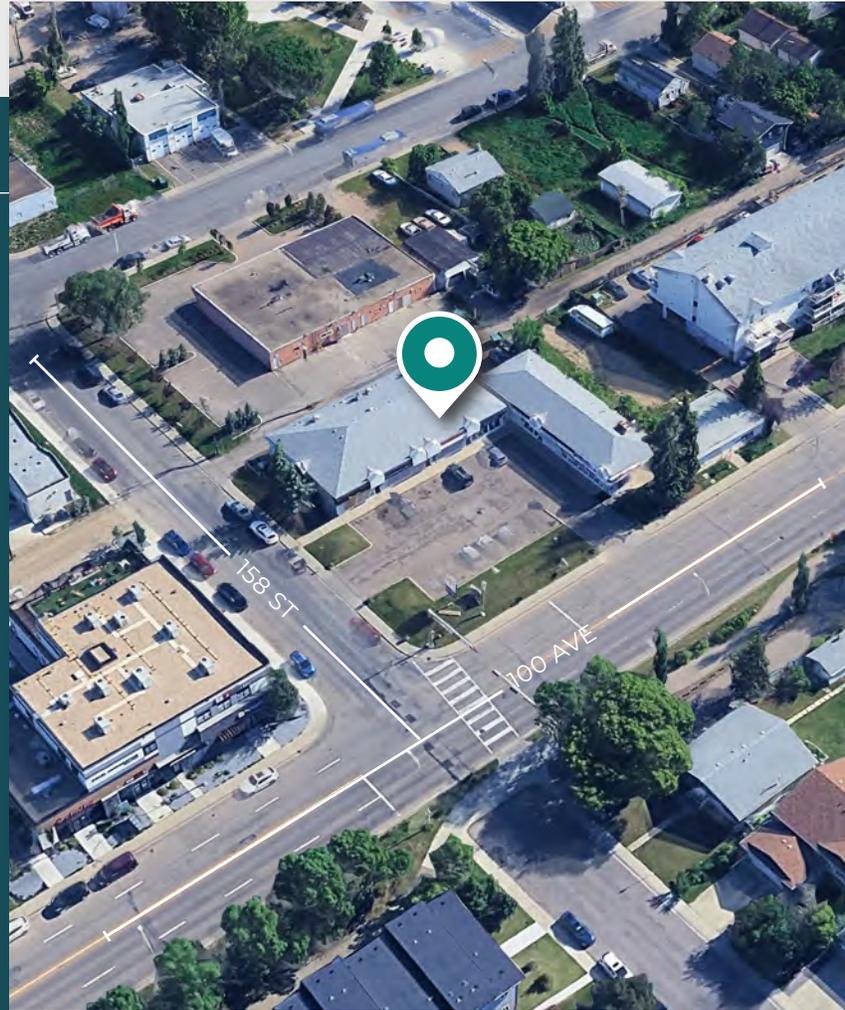


RARE OPPORTUNITY TO PURCHASE A COMMERCIAL CONDO UNIT IN WEST EDMONTON'S VIBRANT 100 AVENUE CORRIDOR.

This busy area features a diverse mix of established businesses and benefits from high vehicle and pedestrian traffic.

Recent upgrades such as a new furnace and Telus security system enhance the appeal for owner-occupiers or investors alike.

Ideal for professional services, retail, or wellness operators seeking excellent exposure and accessibility in a thriving community.



AREA DEMOGRAPHICS

3 KM RADIUS

78,593

DAYTIME POPULATION

61,292 residents
4.9% growth (2018-2024)
6.1% proj. growth (2024-2029)

28.2%

20-39 YRS

0-19 yrs = 19.6%
40-59 yrs = 25.7%
60+ yrs = 26.5%

\$113,810

AVERAGE HOUSEHOLD INCOME

25.3% earn \$60-100,000
37.8% earn \$100,000+

12,744

VPD ON 100 AVENUE

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