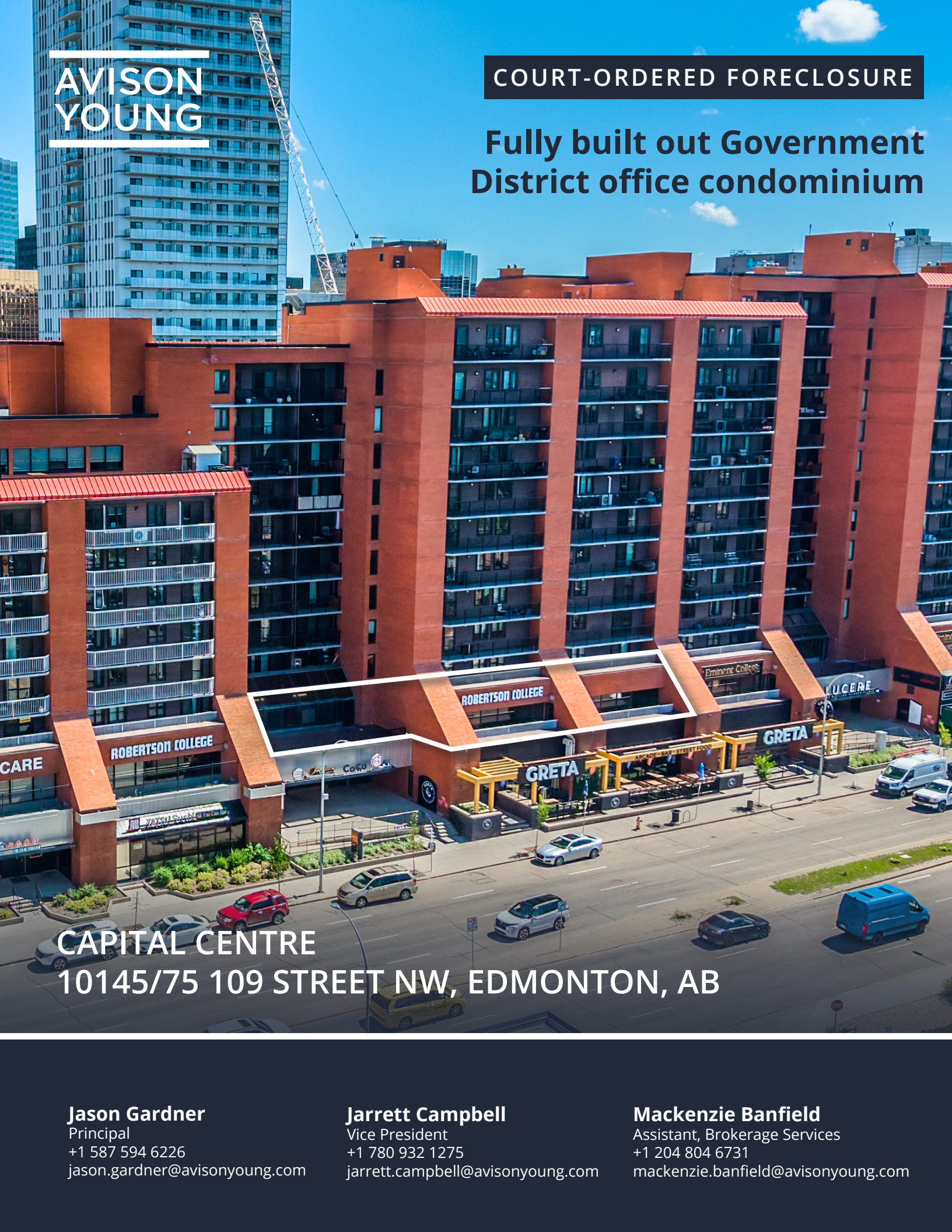




**AVISON
YOUNG**

COURT-ORDERED FORECLOSURE

Fully built out Government District office condominium

CAPITAL CENTRE
10145/75 109 STREET NW, EDMONTON, AB

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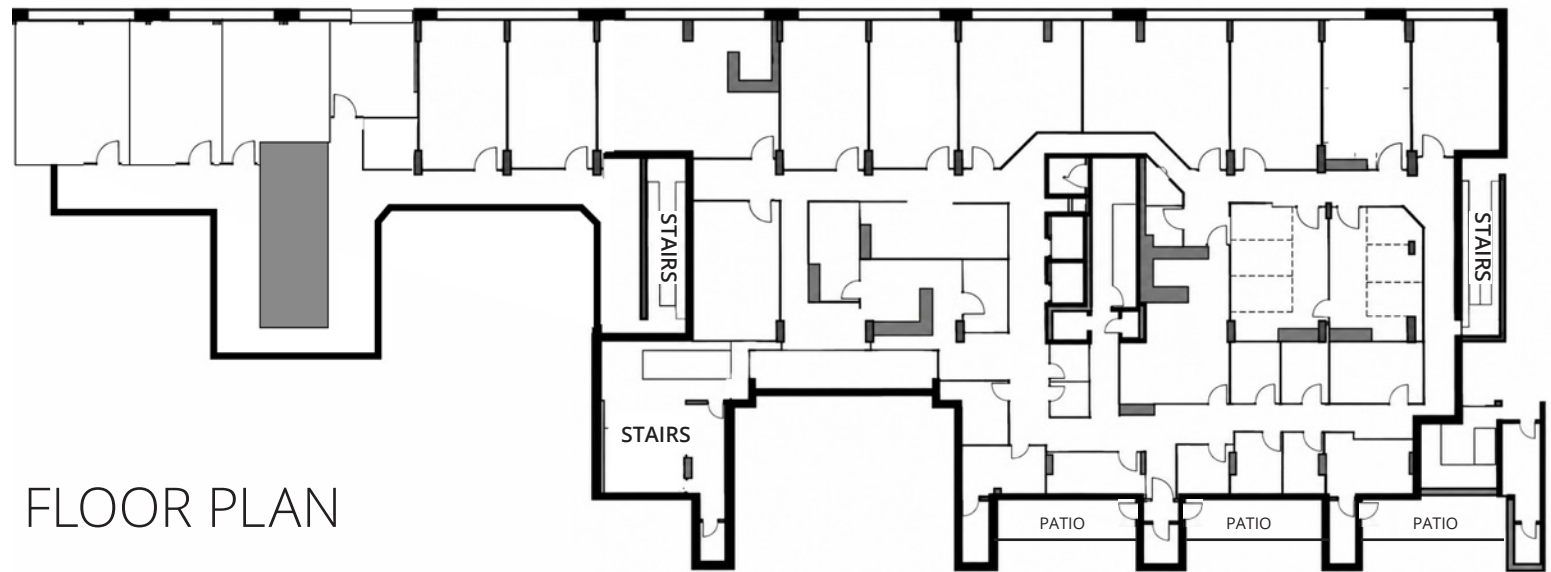
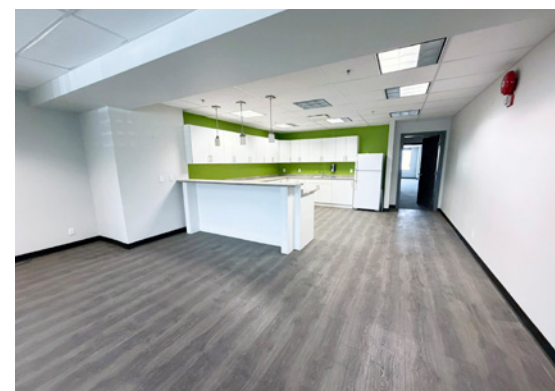
10145/75 109 Street NW

Edmonton, AB

Positioned within Edmonton’s vibrant Government District, this fully developed office condominium delivers a versatile and efficient workspace solution. The property features a blend of instructional areas, meeting rooms, enclosed offices, open-plan workspaces, and kitchen amenities. Enhancing the space is an impressive light-filled atrium that creates an inviting atmosphere and brings exceptional natural light throughout the interior. Well suited for educational, institutional, or office users, this turnkey opportunity offers a rare combination of functionality, flexibility, and downtown accessibility. Enjoy onsite amenities such as Tatsu Sushi, Greta Bar and The Pint.

Offering summary	
Legal Address:	Condominium Plan 1822848 Units 892, 893, 895
Unit Size:	20,832 sf
Zoning:	UW - Urban Warehouse
Property Taxes (2025 est.)	\$55,875
Sale Price:	\$3,120,000

-  Ideal for professional and educational users
-  Underground parkade with flexible rates through ZipStall
-  Direct elevator access into suite and exclusive ground level entrance
-  Prominent signage opportunity along 109 Street
-  Steps away from Corona LRT and future LRT ValleyLine NorQuest stop
-  Over 20+ cafés and restaurants within walking distance



FLOOR PLAN





Let's talk.

VIEW LISTING ONLINE

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