

End Cap Commercial Condo For Sale (Con...

Office: General Condo For Sale

101 5661 99 St, Edmonton, AB, T6E 3N8

Prepared on January 28, 2026

1 of 1 Listings



Listing Details | Office Condo For Sale

Suite	101	Tax Year	2025
Secondary Uses	Retail	Real Estate Taxes	\$12,369 in 2025
Condo	Yes	Vacant	No
Total Available Space	1,373 SF	Available Date	Now
Asking Price	\$424,900	Date Listed	1/28/2026
Listing Price Per SF	\$309.36	Last Modified	1/28/2026
Cap Rate (Actual)	-	Listing ID	44222126
Total Expenses	\$12,369	Owner Occupied	Yes
Possession	90 Days / negotiable	Condo Fee Desc.	\$358.67 plus Gst / month (to be confir...
Signage	Free-Standing	Restrooms	1
Show Instructions	Call broker	Parking Spaces	4

Description

THIS MAIN FLOOR END CAP COMMERCIAL CONDO unit could be perfect for your Office / Medical / Retail / Specialty Uses!

Bright, spacious property in an exceptionally high-traffic , high-visibility location (25.000 vpd as per CoE)

It includes:

Open reception / waiting area, 5 office / work areas, kitchenette & handicap accessible private washroom..

Versatile space perfect for collaboration & privacy in one environment

Completely renovated in recent years, it comes with 4 Titled parking spots & pylon signage!

Why lease when you can own?

Property Features

Location Details

Address	101 5661 99 St , Edmonton, AB, T6E 3N8	Parcels	db2dad8de457e622a236bc083b7ef198
Zoning	(BE)Business Employment	Name	5621-5677 - 99 Street

Building Details

Sub Type	General	Occupancy Type	Multi-tenant
Building Status	Existing	Building Class	-
Building Size	1 SF	Parking Spaces	-
Land Size	0.63 Acres / 27,443 SF	Parking Ratio	-
Number of Buildings	1	Office Space	1,616 SF
Number of Floors	2	Condominiumized	Yes
Year Built	2010	Sanitary Sewer	Yes, Municipal Utility District, Municip...

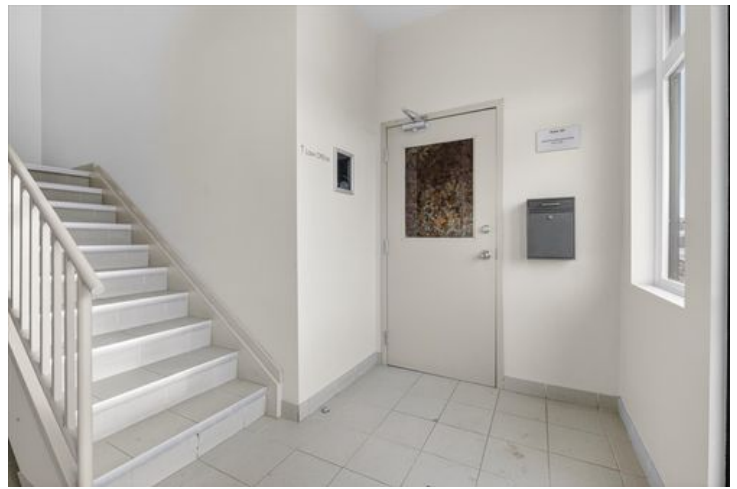
Property Listings

1 Listing | 1,373.48 SF | \$424,900

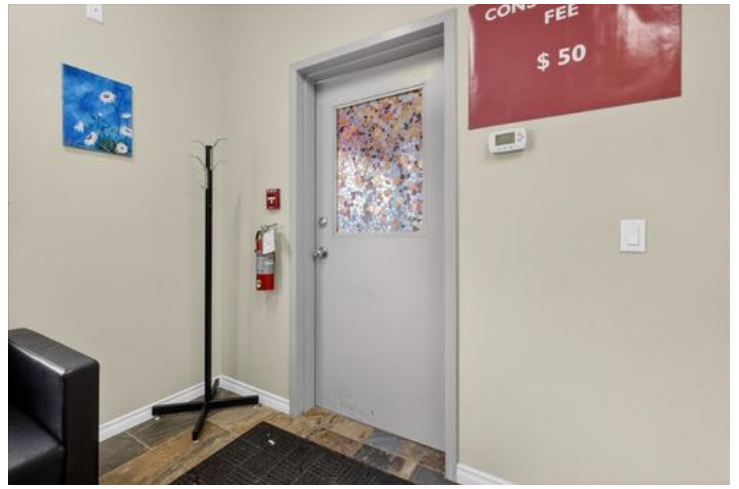
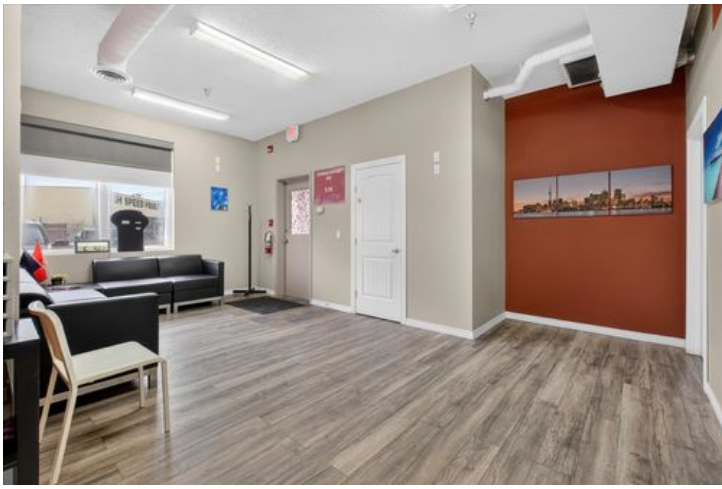
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Office Professional Servi...	101	1,373.48 SF	\$424,900	Now

Additional Photos



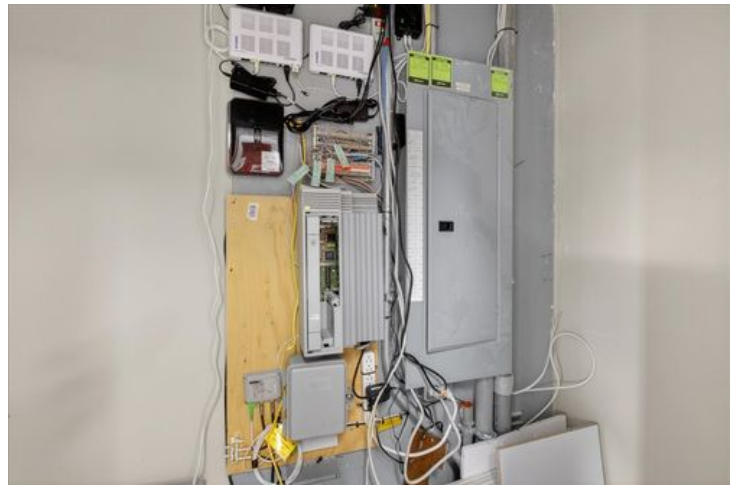


All information subject to buyer's / their representative's confirmation to buyer's satisfaction.
Condo Fees include: grounds & exterior maintenance including glass (unless negligence), sign, parking lot & HVAC Maintenance.
HVAC repairs outside of maintenance is owner's responsibility. Signage creation and install is owner's cost.
This is a self-managed Condo Corp, no reserve fund study (fund estimated at \$80,000). No Special Assessments known / planned / expected.
Buyer subject to Condo Board approval. Buyer to provide notice to board on removal of conditions to change condo fees to new account #.
Furnishings may also be available for sale.









Contact



John Fraser
780-483-4848
Johnjmfraser@hotmail.com

MaxWell Challenge Realty