

- FOR SALE -

5,432 SF

EXCELLENT
OWNER/USER
OPPORTUNITY



300

2603 HEWES WAY
EDMONTON, AB

AVISON
YOUNG

Jason Gardner
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Fully built out with high quality finishes; furniture available for a true turnkey opportunity



Bright corner unit with abundant natural light and a professional building environment



Prominent Mill Woods location directly across from Mill Woods Transit Centre



Ideal for medical or professional users

OFFERING SUMMARY

Legal Description: CONDOMINIUM PLAN 0620553, UNIT 19

Size: 5,432 SF

Site Size: 1.93 Acres

Zoning: DC2 240 Site Specific Development Control Provision

Parking: 9 Underground Stalls

Condo Fees: \$6,646.52/month (2026) Utilities Included

Property Tax: \$44,943.04 (2026 Estimate)

Sale Price: \$1,875,000

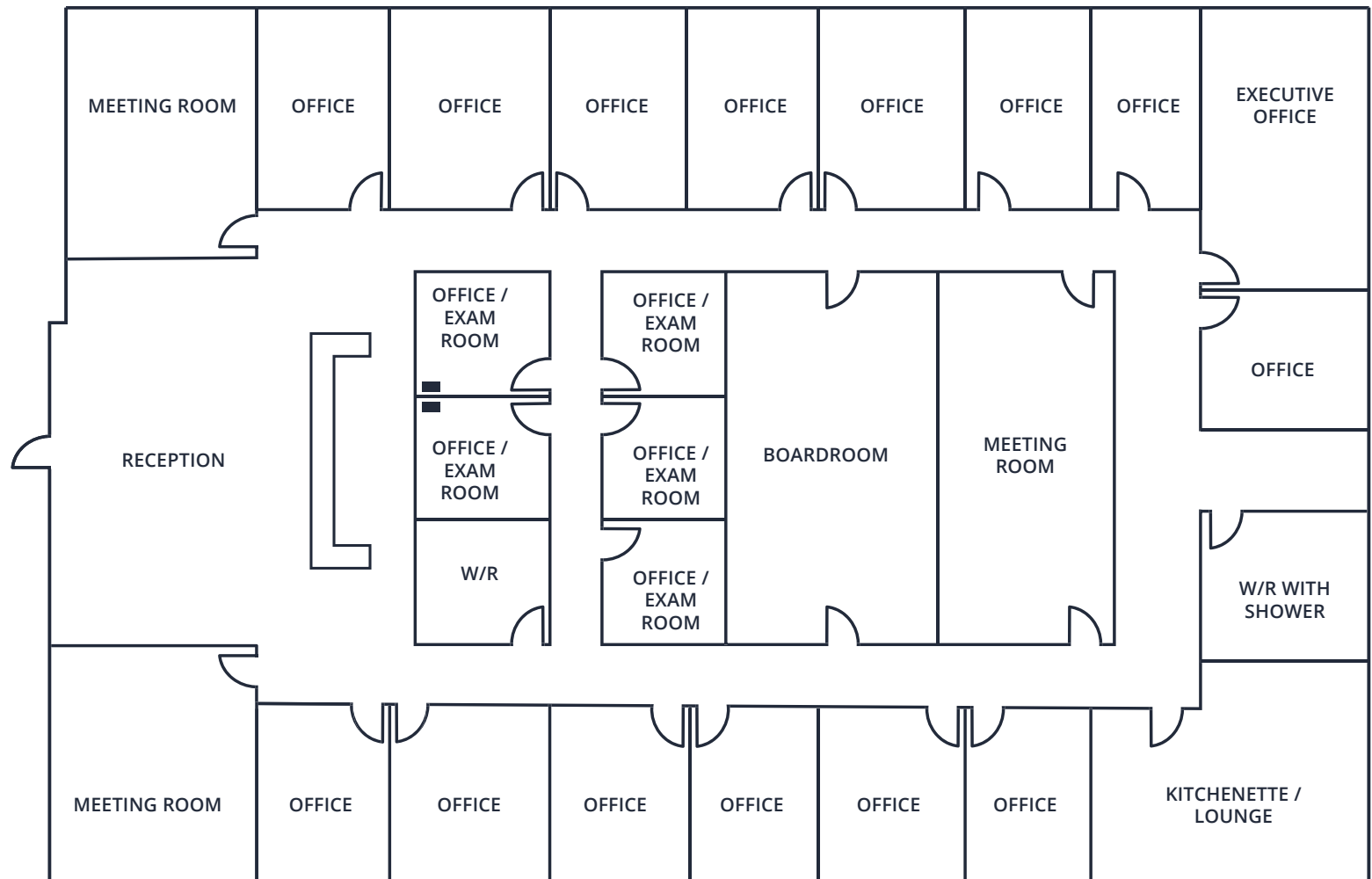


3000

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VIEW VIRTUAL TOUR

FLOOR PLAN





DRIVE TIMES

3MIN Grey Nuns Hospital

6MIN Whitemud Drive

6MIN Anthony Henday Drive

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