

MacCosham Lofts

Commercial Condos

#101/201, 10301 109 Street NW
Edmonton, AB

Priced to Sell // Investment/Owner-User Opportunity // Prime Location



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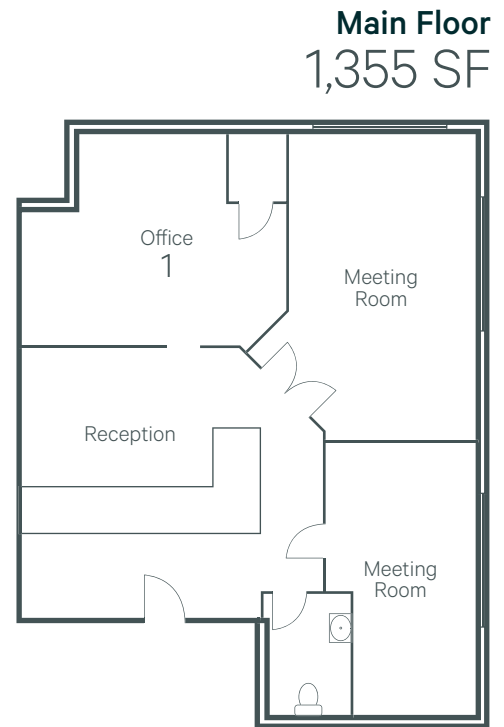
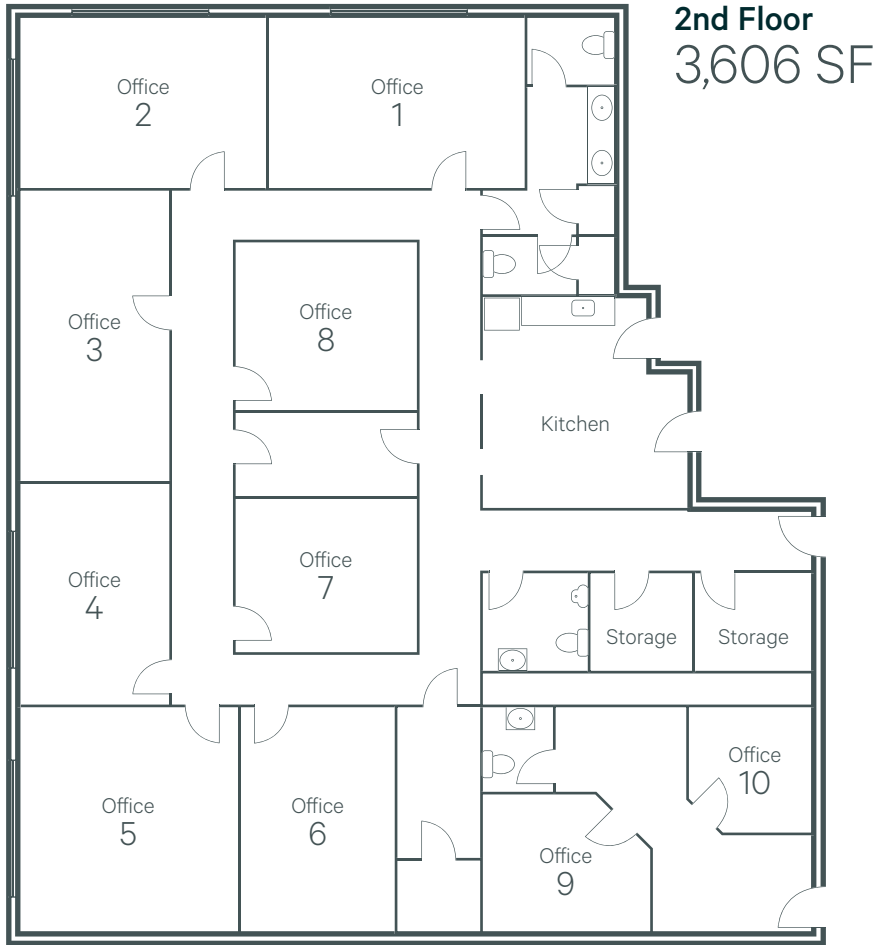
The Opportunity

Commercial Condos For Sale or Lease

Own or lease a distinctive space in the iconic MacCosham Lofts—a character-rich brick and beam building offering a rare opportunity for professional owner/users.

This offering includes a 1,355 SF main floor unit with an in-place tenant, providing immediate income, alongside four separately titled, contiguous second-floor units totaling 3,606 SF. The upper floor is built out with private offices, meeting rooms, a copy area, kitchen, and private washrooms, suitable for a wide range of professional uses.

Tenants and owners benefit from underground parking and full elevator access, all within a timeless historic setting that blends architectural character with modern functionality.



Legal Description Condo Plan 1021279, Units 53, 60, 61, 62, and 63

Available Area 2nd Floor (4 contiguous units): **Up to 3,606 SF**
Main Floor (1 unit, with tenant in place): **1,355 SF**
Total: 4,961 SF

Zoning UW-Urban Warehouse

Construction Year Built 1922 // Retrofitted 2000 - 2002

Parking Underground (UG) & Surface
2 titled UG stalls plus storage
**Ability to rent additional stalls*

**Current owner rents 6 additional stalls (4 UG, 2 Surface)*

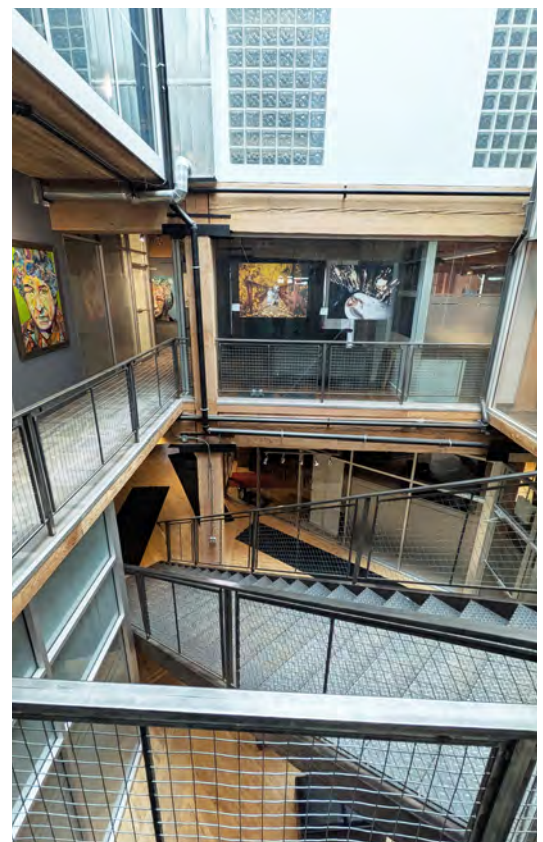
Property Tax \$25,768.90 (2026)

Condo Fees \$6.95/SF (2026)

Lease Rate Starting at \$20.00/SF GROSS

Price Per SF \$171.00/SF

Sale Price 2nd Floor Units: \$616,626.00
Main Floor Unit: \$231,705.00
All Units: \$849,000.00



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For Sale / Lease



Nearby Major Amenities

- | | |
|------------------------|---------------|
| Best Buy | LOVEPIZZA |
| Booster Juice | MEC |
| Boston Pizza | Mikado |
| Cactus Club Cafe | Mucho Burrito |
| The Canadian Brewhouse | The Parlour |
| The Burger's Priest | Popeyes |
| Chopped Leaf | Rogers Place |
| Dollarama | Safeway |
| Harvey's | Save-On-Foods |
| JOEY | Starbucks |
| London Drugs | Tim Hortons |
| | Wendy's |

Contact Us

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