

FOR SALE

FULLY DEVELOPED OFFICE CONDO

NAI Commercial

MOTIVATED VENDOR
SALE PRICE: \$475,000



16514 - 100 AVENUE | EDMONTON, AB | OFFICE CONDO

PROPERTY DESCRIPTION

- 1,673 SF± professional office condominium
- Efficient floor plan with 3 offices, boardroom, reception, kitchen, washroom, storage and mezzanine
- Two assigned parking stalls plus onsite parking
- Recent capital improvements including new furnace, new air conditioner and upgraded lighting
- Excellent West Edmonton location with outstanding connectivity to major arterial roadways
- Well suited for legal, accounting, consulting, engineering, financial and other professional office users
- Opportunity to own versus lease at an attractive price point
- Immediate occupancy available

VINCENZO CAPUTO

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

AREA AVAILABLE 1,673 sq.ft.±

LEGAL DESCRIPTION Plan 9524710 Unit 4

ZONING Site Specific Development Control Provision (DC2 (335))

YEAR BUILT 1995

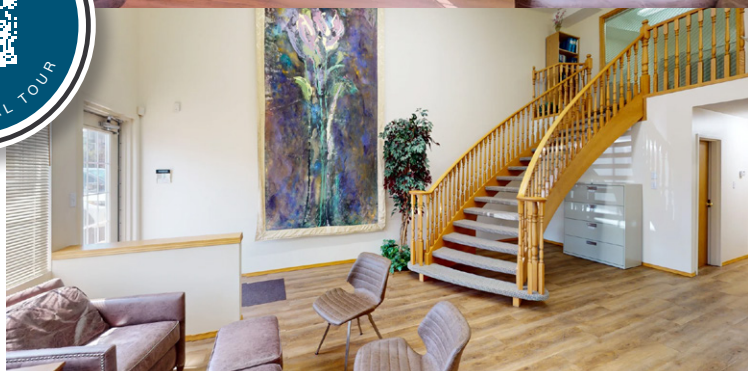
AVAILABLE Immediately

PARKING 2 assigned parking stalls

PROPERTY TAXES \$7,623.85 (2026)

CONDO FEES \$302.61/month (2026)

SALE PRICE \$475,000



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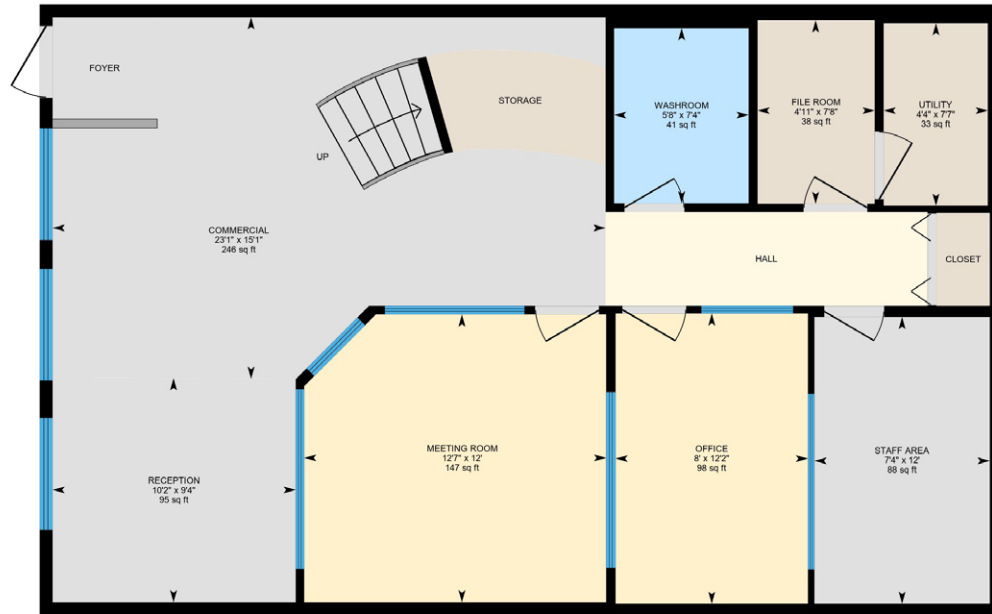
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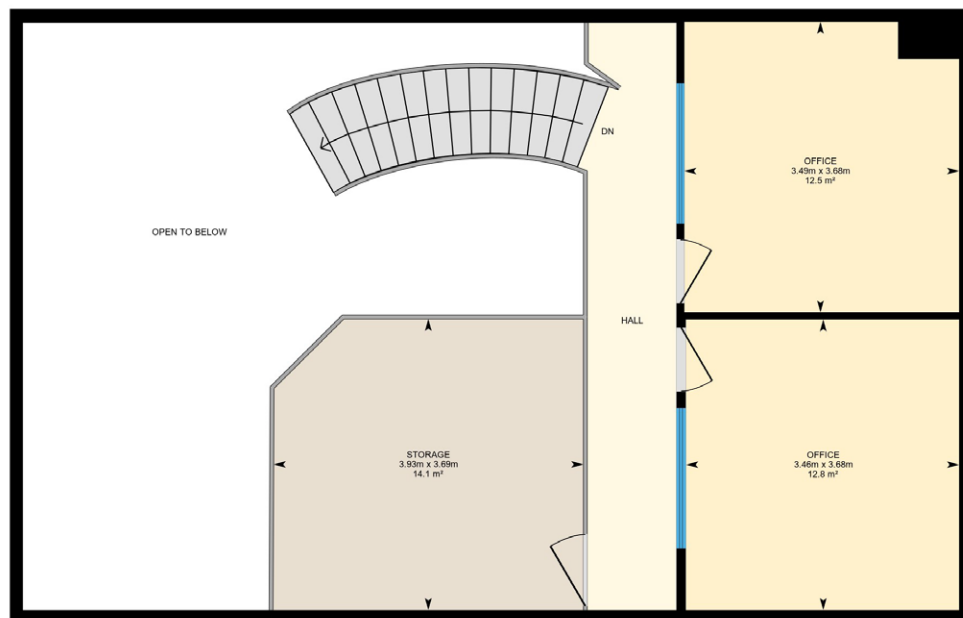
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MAIN FLOOR



2ND FLOOR



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