

FOR SALE

NAI Commercial

106TH STREET OFFICE - 1,044 SF±



10333 - 106 STREET | EDMONTON, AB | END CAP UNIT

PROPERTY DESCRIPTION

- Prominent downtown location with exposure to 106 Street
- Street level access/parking
- End cap unit configured as modern salon with office, reception, in-suite washroom and kitchenette
- Direct access to two separately titled underground parking spaces included in sale price
- The end cap unit accommodates a variety of beauty and retail owner/operators

VINCENZO CAPUTO

MBA, SIOR, Partner
780 436 7624
vcaputo@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	1,044 sq.ft.±
LEGAL DESCRIPTION	Plan 9423278, Unit 107
ZONING	UW (Urban Warehouse)
YEAR BUILT	1993
AVAILABLE	Immediately
PARKING	2 titled underground stalls (#64 and #97)
POWER	100 amps
PROPERTY TAXES	\$10,927.26 (2025)
CONDO FEES	\$650/mo (2025) (includes GST)
SALE PRICE	\$464,950 (includes 2 titled parking stalls)

