

SPRING SAVINGS!  
**NO CONDO FEES  
 FOR 1 YEAR**  
**BUY ONE GET ONE FREE**  
 UNDERGROUND PARKING STALL  
 ON UNCONDITIONAL DEALS  
 COMPLETED BY JUNE 30, 2026



# 124 Westmount

10957 - 124 STREET, EDMONTON AB

**ONLY 3 UNITS LEFT!**  
**NEW SALE PRICE IMPROVEMENT**

**SPECIAL DEAL INCENTIVES FOR**

- Specialty Medical or Law Office
- Accounting Office
- Specialty Professional & Retail Service Providers

**FOR SALE**

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

780 436 7410    [NAIEdmonton.com](http://NAIEdmonton.com)

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

ANOTHER QUALITY DEVELOPMENT BY  
**Beljan**



## Current Occupants



FAMILY MEDICAL & PHARMACY



OBSTETRICS AND GYNECOLOGY CLINIC



PHYSIO AND CHIRO CLINIC



COSMETIC LASER CLINIC



VINE ARTS WINE AND SPIRITS



FAMILY DENTAL

CONVENIENCE STORE



WESTFIELD  
MEDICAL CLINIC



OBGYN CLINIC



UNDERGROUND  
PARKING









CO-OPERATORS



VINE ARTS WINE  
AND SPIRITS

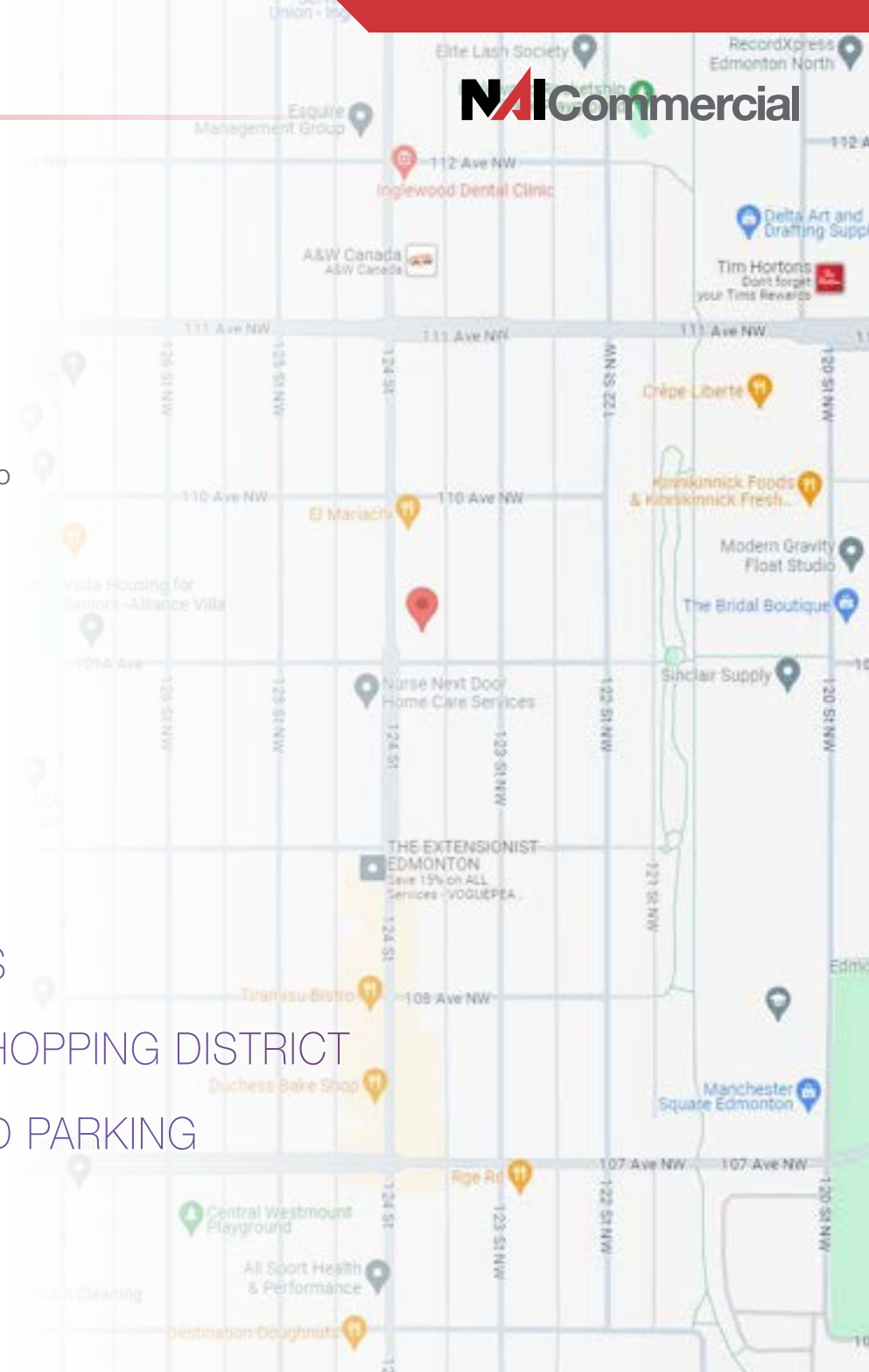
## Property Highlights

-  Ideal for professional, medical and retail uses
-  Transit-oriented property located minutes from downtown
-  Corner site with prime frontage on 124 Street with exposure to 14,800 vehicles per day (City of Edmonton - 2018)
-  Main floor units ranging from 1,475 up to 3,133 sq.ft.±  
2nd Floor units ranging from 1,776 sq.ft.±
-  Modern construction and building amenities
-  Access to on-site surface parking, on-street parking and underground heated parkade

PREMIERE RETAIL/OFFICE CONDOMINIUMS

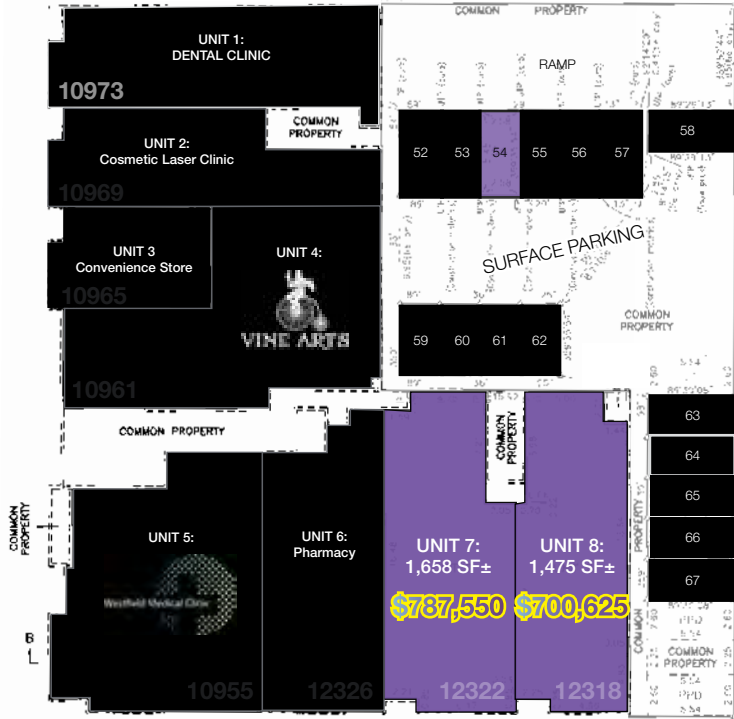
LOCATED ALONG VIBRANT 124 STREET SHOPPING DISTRICT

NEW DEVELOPMENT WITH UNDERGROUND PARKING



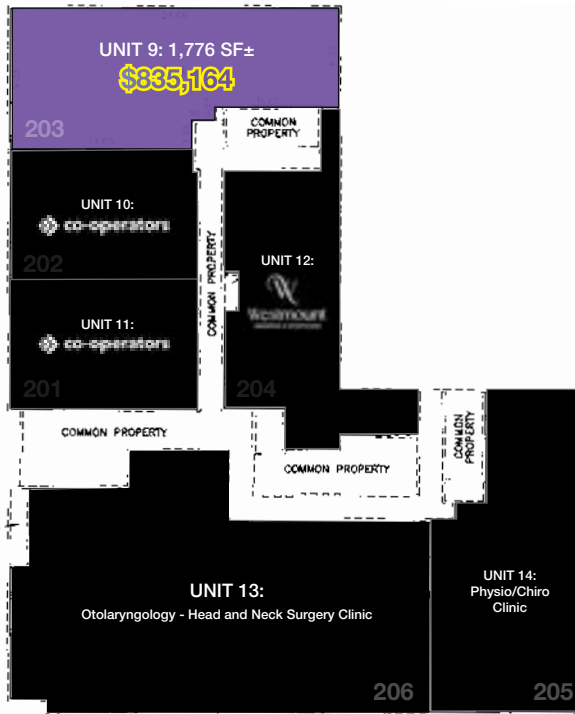
**MAIN FLOOR**

ADDRESSING PLAN FOR  
10955 TO 10973 - 124 STREET NW  
12318 TO 12326 - 109A AVENUE NW

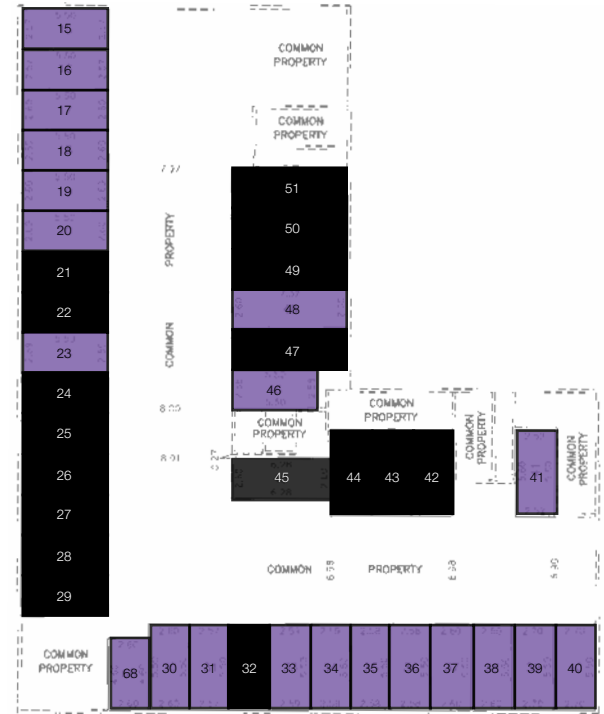


**SECOND FLOOR**

ADDRESSING PLAN FOR  
201 TO 206, 10957 - 124 STREET NW



**UNDERGROUND PARKING**



● AVAILABLE   
 ● SOLD   
 ● UNCONDITIONAL/PENDING   
 ● LEASED

FLOOR	UNIT AVAILABLE	ADDRESS	SIZE	PROPERTY TAXES (2025)	CONDO FEES (MO)	
MAIN	7	12322 - 109A AVE	1,658 SF±	\$829,000 <b>\$787,550</b>	\$8,396.90	\$888.53
	8	12318 - 109A AVE	1,475 SF±	\$737,500 <b>\$700,625</b>	\$7,478.03	\$787.99
SECOND	9	203, 10957 - 124 ST	1,776 SF±	\$879,120 <b>\$835,164</b>	\$8,948.19	\$951.37

NOTE: CONDO FEES INCLUSIVE OF GST



UNIT 8

## Additional Information

LEGAL DESCRIPTION	Condominium Plan 232 0690
SITE SIZE	0.5 acres (21,733 sq.ft.±)
BUILDING SIZE	26,117 sq.ft.±
CONDO FEES	Starting from \$730/Month (2023)
AVAILABLE	Immediate
PARKING	Surface parking stall: \$24,900/stall Underground Stall: \$39,500/stall
SIGNAGE	Fascia
AMENITIES	Elevator
YEAR BUILT	2023
ZONING	Mixed Use (MU)

