

FOR SALE/LEASE

TURNKEY OFFICE/RETAIL CONDO

10422 81 Ave NW, Edmonton, AB



HIGHLIGHTS

- 1,600 sq ft ± office/retail condo Main Floor
- Flexible Mixed Use (MU) zoning — office, retail, medical, wellness, personal services, and more
- Newly renovated and move-in ready
- 3 private offices, large open area, reception, storage, and 2 accessible washrooms
- 1 titled indoor parking stall included
- Security shutters on all windows

STEVEN BUDJAK

Associate

C 780.499.2719

steven@royalparkrealty.com

MARCUS SCHWABE

Senior Associate

C 780.991.7539

marcus@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale/Lease | 10422 81 Ave NW, Edmonton, AB



Property Details & Financials

ADDRESS	10422 81 Ave NW Edmonton, AB
LEGAL DESCRIPTION	Condominium Plan 1620586 Unit 40 – 1600.6 sf Condominium Plan 1620586 Unit 80 – Parking Stall
BUILDING TYPE	Office/Retail
NEIGHBORHOOD	Queen Alexandra
ZONING	MU (Mixed Use)
SPACE AVAILABLE	1,600 sq ft ±
PARKING	1 indoor titled parking stall paid & street parking available nearby
PRICE	\$520,000 (\$325/sq ft)
CONDO FEES	\$1,099.00/month (2026)
PROPERTY TAXES	TBD
LEASE RATE	\$16/sq ft
OP COST	TBD
POSSESSION	Negotiable

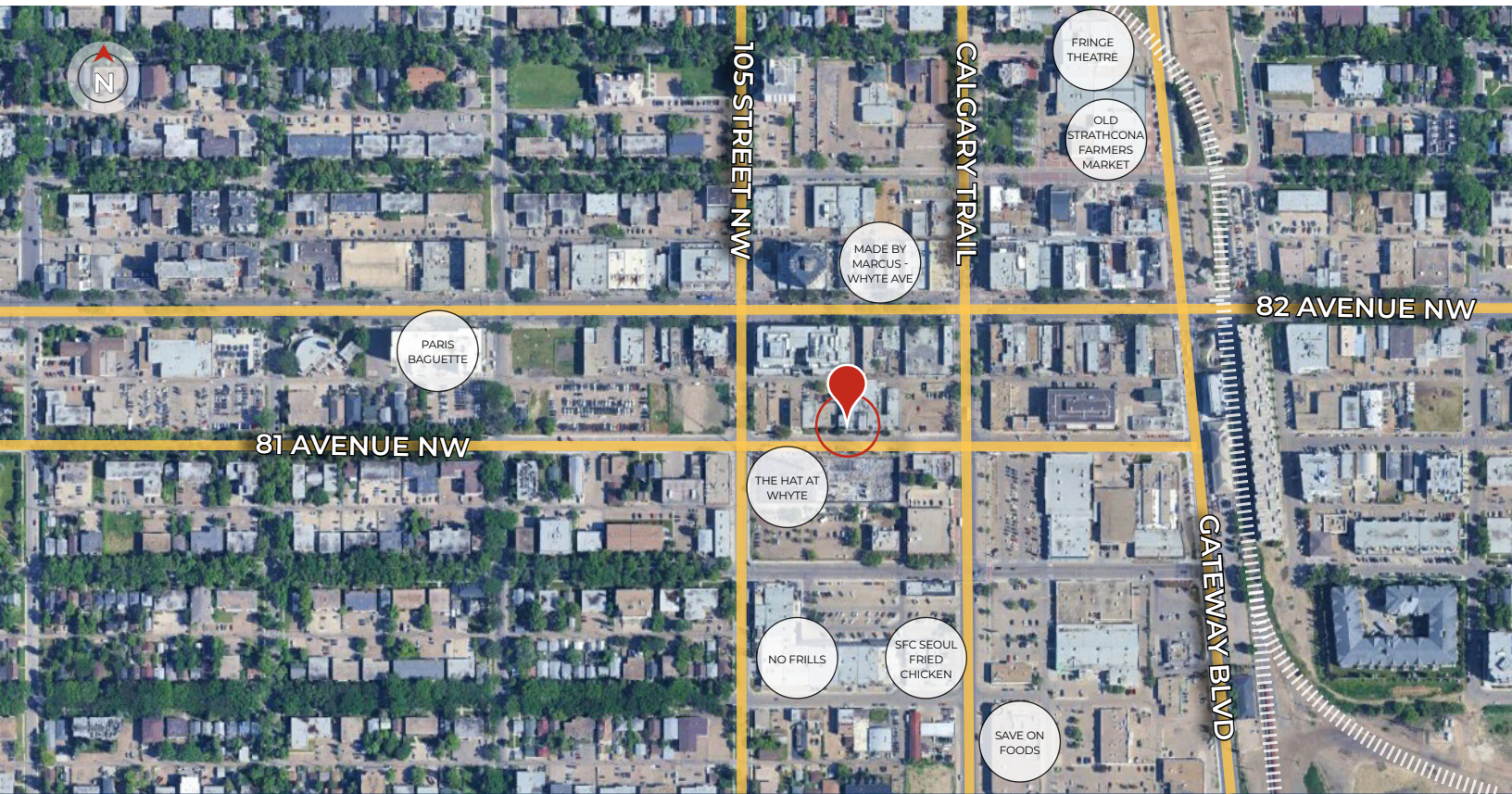


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | 10422 81 Ave NW, Edmonton, AB



Demographics



25,000
VEHICLES
PER DAY



UNDERGROUND
& STREET
PARKING



205,902
RESIDENTS IN A 5KM RADIUS
GROWING ANNUALLY AT 2.7%



307,114
DAYTIME
POPULATION (5KM)



\$103,570 AVERAGE
HOUSEHOLD INCOME (3KM)

CONTACT OUR TEAM:



STEVEN BUDJAK

Associate

C 780.499.2719

steven@royalparkrealty.com



MARCUS SCHWABE

Senior Associate

C 780.991.7539

marcus@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com