

FOR SALE

NAI Commercial





GATES ON TWELFTH - RETAIL OFFICE CONDO

MOTIVATED VENDOR
PRICE REDUCED
NOW \$280,000



10155 - 112 STREET | EDMONTON, AB | RETAIL/OFFICE CONDO

PROPERTY DESCRIPTION

-  **1,088 SF± ground-floor commercial condominium** located within the Gates on Twelfth mixed-use development
-  **Flexible MU (Mixed Use) zoning** supporting a wide range of retail and professional service uses
-  **Two reserved underground parking stalls** providing convenient access for owners and clients
-  **Strategically positioned in Edmonton's Oliver district** with strong surrounding residential density and nearby Jasper Avenue traffic exposure
-  **Attractive owner-user opportunity** with a purchase price of ~~\$299,500~~ \$280,000, below the 2025 city assessment of \$324,000

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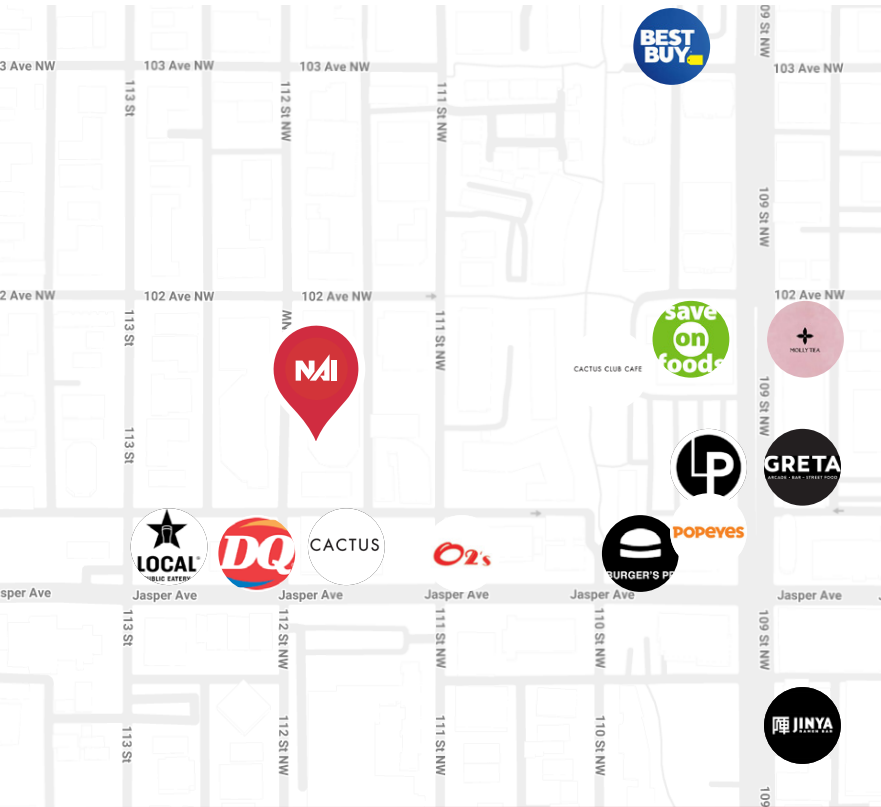
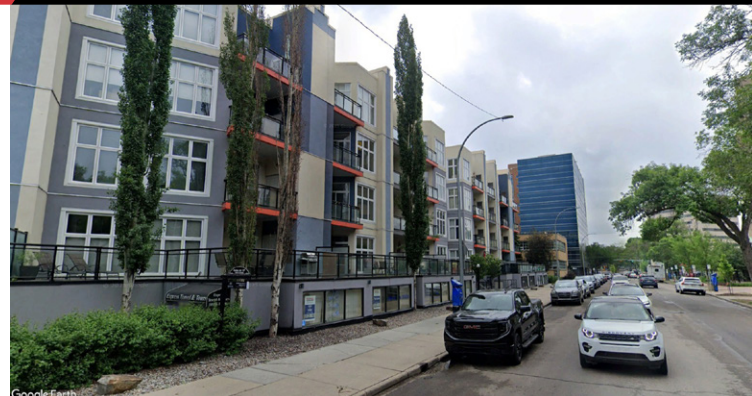
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	1,088 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 042 4882 Unit 92
ZONING	MU (Mixed Use)
YEAR BUILT	2004
AVAILABLE	Immediately
PARKING	2 underground, reserved parking stalls (#103 and #105)
PROPERTY TAXES	\$9,160.23 (2025)
CONDO FEES	\$511.29/mo (2025)
SALE PRICE	\$299,500 \$280,000



<p>99,746 DAYTIME POPULATION</p>	<p>2.5% ANNUAL GROWTH 2023-2033</p>	<p>123,738 EMPLOYEES</p>	<p>\$3.6B CONSUMER SPENDING</p>	<p>\$86,974 AVERAGE HOUSEHOLD INCOME</p>
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2026 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS