

FOR SALE

NAI Commercial

PROFESSIONAL OFFICE CONDO



1A, 10455 - 84 AVENUE | EDMONTON, AB | OFFICE CONDO

PROPERTY HIGHLIGHTS

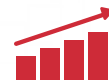
- Minutes from Whyte Avenue (82 Avenue)
- Ideal for professional services (i.e. lawyers, accountants, engineers, etc.)
- Reception area, four (4) offices, one (1) boardroom, and washrooms with shower
- Modern renovations and fully air conditioned office area

VINCE CAPUTO

Partner  
780 436 7624  
vcaputo@naiedmonton.com



191,904  
DAYTIME POPULATION



2.7%  
ANNUAL GROWTH 2023 - 2033



175,306  
EMPLOYEES

10,471  
BUSINESSES



\$6.79B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE AVAILABLE	1,420 sq.ft.±
LEGAL DESCRIPTION	Plan: 0227279 Unit: 1A
ZONING	Large Scale Residential (RL h65)
POSSESSION	TBC
YEAR BUILT	1969
CONDO FEES	\$807.06/month (2024)
PROPERTY TAXES	\$9,169.45 (2024)
SALE PRICE	\$396,600



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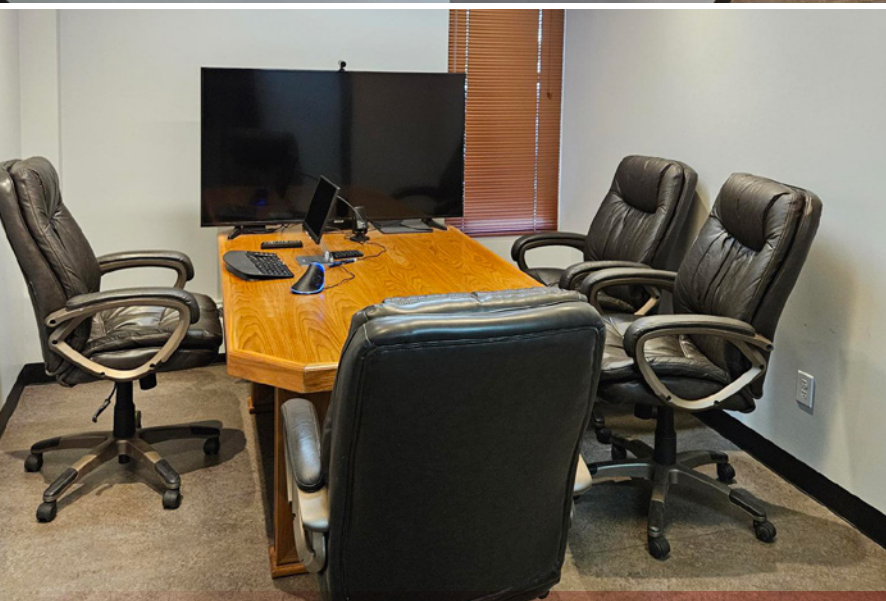


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