

COURT ORDERED SALE

NAI Commercial

COMMERCIAL CONDOMINIUM UNIT
6,781 SF±



SNAP
FITNESS

FURTHER REDUCED!
NOW \$699,000



21,399
POPULATION



9,354
EMPLOYEES



754
BUSINESSES



\$685M
TOTAL CONSUMER
SPENDING



\$126,345
AVERAGE HOUSEHOLD
INCOME

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

#601, 10471 - 99 AVENUE | FORT SASKATCHEWAN, AB

PROPERTY DESCRIPTION



Functional Layout: 6,781 sq.ft.± open showroom with ability to customize from current buildout to cater to a wide range of professional and retail uses



Bonus Mezzanine Area: 1,584 sq.ft.± (33'± x 48'±)



Prime Exposure: Visibility to 99 Avenue north bound and south bound traffic



Location: Unit is part of the Fort Station Development with easy access to public transit and amenities



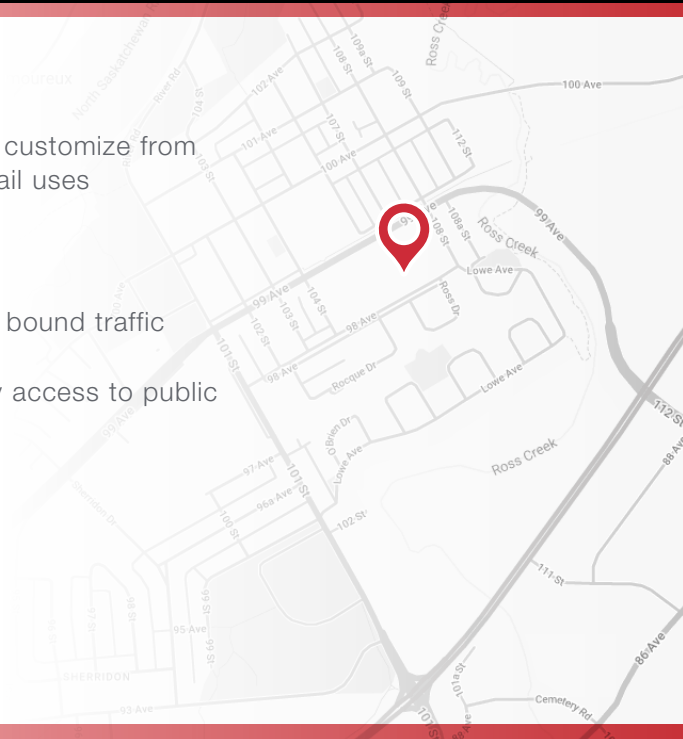
Sale Price: \$1,220,000 (\$180 psf) ~~\$990,000~~ **NOW \$699,000**

VINCE CAPUTO MBA, SIOR

Partner

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



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ADDITIONAL INFORMATION

| | |
|--------------------|--|
| LEGAL DESCRIPTION | Unit 5, Plan 1622714 |
| SIZE | Main floor: 6,781 SF Bonus Mezzanine Area: 1,584 SF |
| ZONING | C5 - Fort Mall Redevelopment District |
| PREVIOUS UNIT USE | Vacant main level condominium unit with a partial developed mezzanine, developed with a previous use of a fitness facility |
| ROOF | Assumed insulated, built up roof supported by metal decking and steel framing (TBC) |
| EXTERIOR AND FRAME | Metal frame construction |
| CEILING HEIGHT | 18' |
| WASHROOMS | (6) Three piece washrooms |
| MECHANICAL SYSTEM | Roof top HVAC units, commercial sized hot water tank |
| YEAR BUILT | 1969 original, 2016 Renovation/Redevelopment/completed commercial condominium unit |
| AVAILABLE | Immediate |
| CONDO FEES | \$2,065.34 per month (2023) |
| SALE PRICE | \$1,220,000 (\$180 psf) \$699,000 |
| PROPERTY TAXES | \$17,952.53 (2023 estimate) |

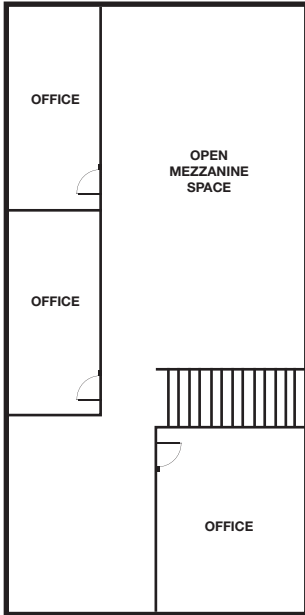


The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

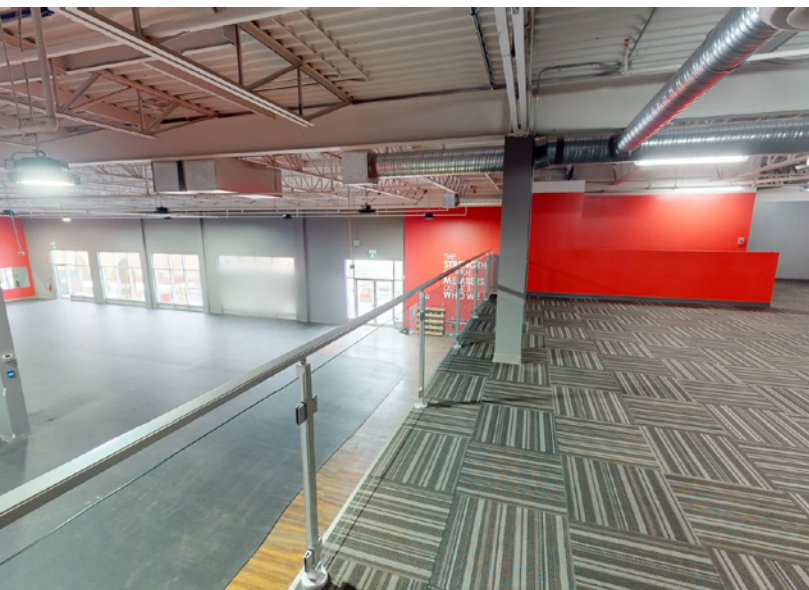


FLOOR PLAN

MEZZANINE



MAIN FLOOR



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