

FOR SALE

COMMERCIAL OFFICE SPACE OR REDEVELOPMENT

NAI Commercial



10024 - 116 STREET | EDMONTON, AB | RESIDENTIAL/COMMERCIAL

PROPERTY DESCRIPTION

- Two storey office building on a 7,499 sq. ft. ± lot located just south of Jasper Avenue
- Can be used as office space or a redevelopment opportunity
- Comprised of private offices, waiting areas, washrooms, private balcony, porch and multiple entrances
- 12 paved parking stalls on site

KARI MARTIN

Senior Associate
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CHAD SNOW

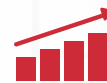
Broker, President
780 436 7410
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14,700 VPD
116 STREET N OF 100 AVENUE



244,037
DAYTIME POPULATION



2.7%
ANNUAL POPULATION GROWTH 2023 - 2033



158,242 EMPLOYEES 9,551 BUSINESSES



\$7.32B
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



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ADDITIONAL INFORMATION

BUILDING SIZE	2,856 sq. ft. ± (1,593 main, 1,283 upper)
LOT SIZE	7,499 sq. ft. ± (696.680 m ²)
LEGAL DESCRIPTION	Plan B3, Block 16, Lot 9
ZONING	DC1 Direct Development Control (Area 7)
YEAR BUILT	1932
NEIGHBOURHOOD	Oliver
SALE PRICE	\$1,099,000
PROPERTY TAXES	\$14,424.84 (2024)



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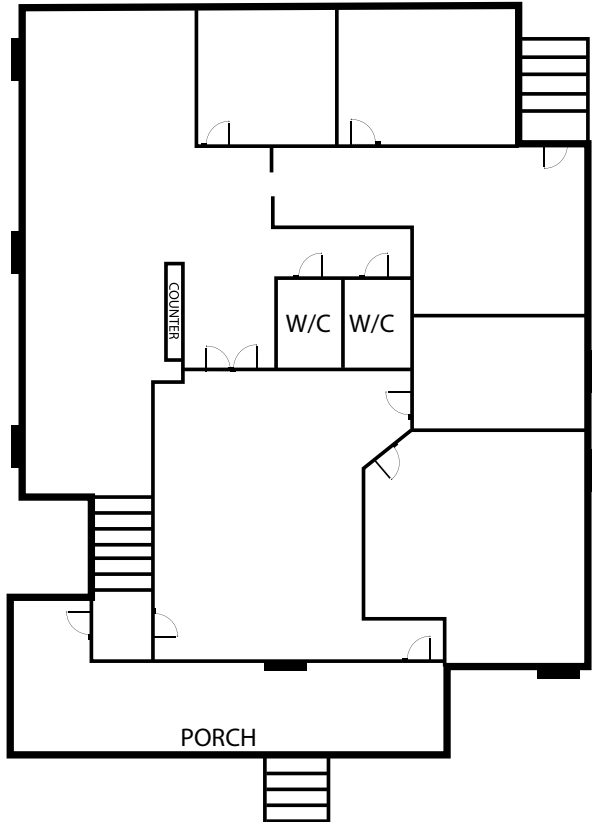
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7557 CS24

FLOOR PLAN

NORTH >

MAIN FLOOR



SECOND FLOOR

