

FOR SALE

99 STREET OFFICE CONDO

NAI Commercial



**UNIT 101, 5669 - 99 STREET | EDMONTON, AB | MAIN FLOOR OFFICE/
PROFESSIONAL OFFICE/MEDICAL**

PROPERTY DESCRIPTION

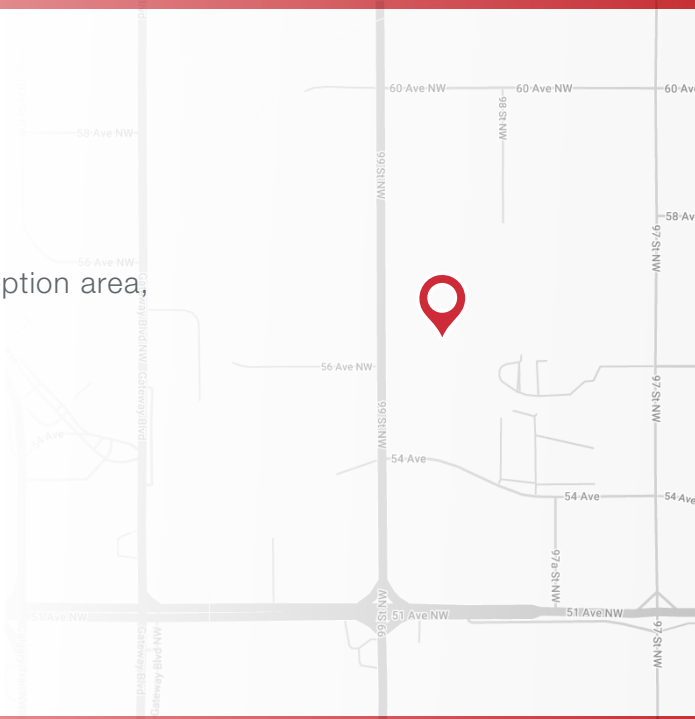
- Main floor office condo
- Bright, well-maintained space with contemporary fixtures
- Flexible floorplan with three private offices, large open reception area, handicap accessible washroom and kitchenette
- Suitable for variety of professional users
- Five titled parking stalls

DON ROBINSON

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NAI COMMERCIAL REAL ESTATE INC.
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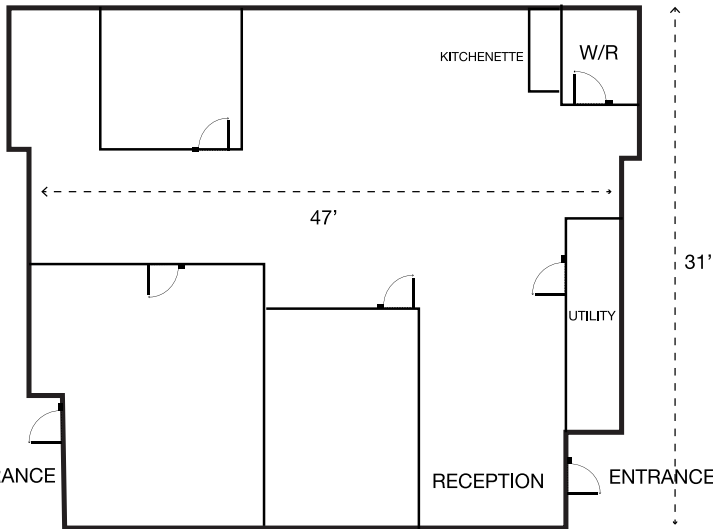
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,355 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 1024965, Unit 4
ZONING	BE (Business Employment)
POSSESSION	30 days
PARKING	5 titled stalls
CONDO FEES (2024)	\$382.43/month (TBC)
PROPERTY TAXES (2024)	\$11,405.58
SALE PRICE	\$399,000



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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