

FOR SALE

99 STREET OFFICE CONDO

NAI Commercial



UNIT 101, 5673 - 99 STREET | EDMONTON, AB | FLEXIBLE MEDICAL/SHOWROOM OFFICE

PROPERTY DESCRIPTION

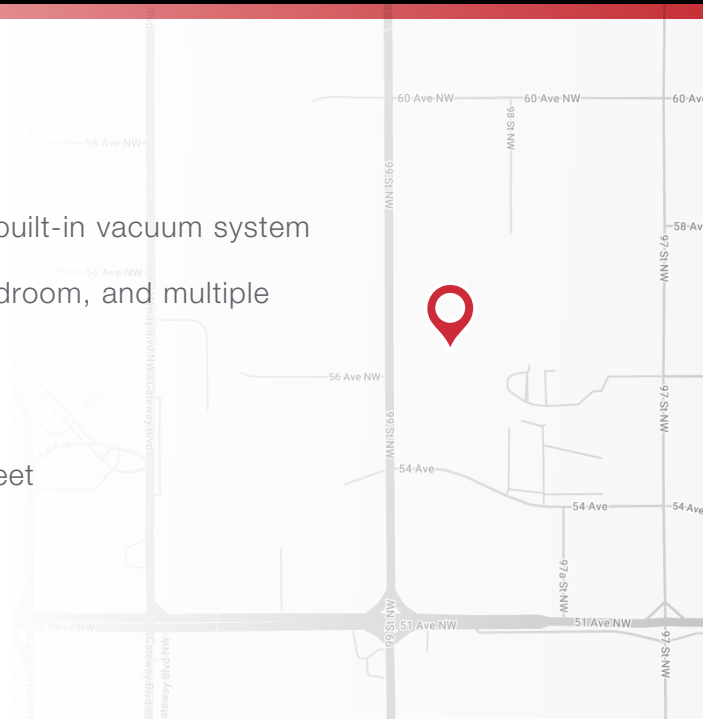
- Main floor office condo
- Bright, well appointed space with soundproof offices and built-in vacuum system
- Flexible layout with front showroom / reception area, boardroom, and multiple work areas
- Suitable for variety of medical and professional users
- Pylon signage included with high-exposure to busy 99 Street

HARRIS VALDES

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NAI COMMERCIAL REAL ESTATE INC.
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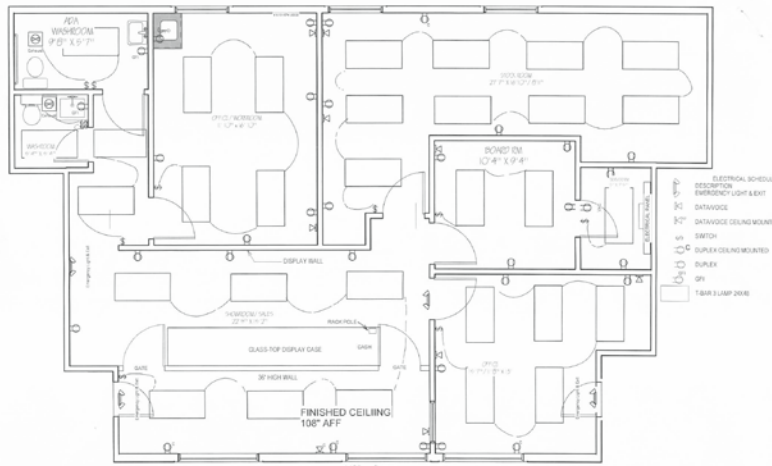
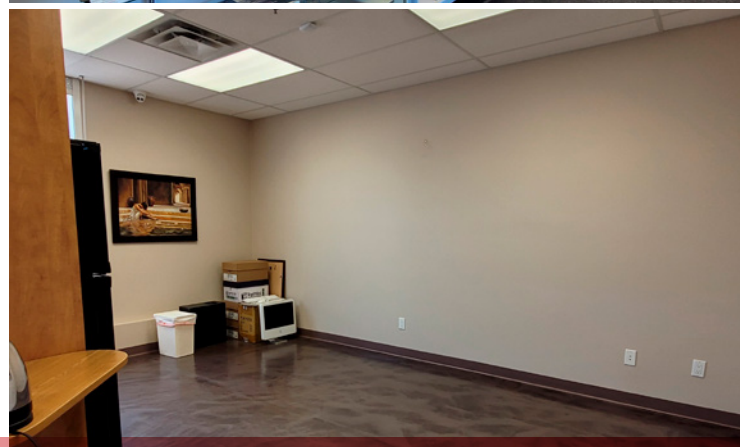
780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,426 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 1024965, Unit 3
ZONING	BE (Business Employment)
POSSESSION	30 days
PARKING	5 titled stalls
CONDO FEES (2024)	\$394.12/month
PROPERTY TAXES (2024)	\$11,392
SALE PRICE	\$450,000



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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