## FOR SALE **99 STREET OFFICE CONDO**

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4601 99 STREET NW, EDMONTON AB, T6E 4Y1

# **N**Commercial



#### EDMONTON, AB UNIT 101, 5673 - 99 STREET | 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 DON ROBINSON Associate Senior Associate 587 635 2490 587 635 5611 drobinson@naiedmonton.com hvaldes@naiedmonton.com NAI COMMERCIAL REAL ESTATE INC. 780 436 7410 NAIEDMONTON.COM

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### FOR SALE

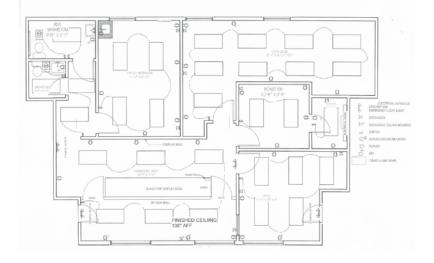
#### 99 STREET OFFICE CONDO

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#### UNIT 101, 5673 - 99 STREET | EDMONTON, AB

#### 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

#### DON ROBINSON

Senior Associate 587 635 2490 drobinson@naiedmonton.com









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