

FOR SALE OR LEASE

ICON BUILDING CONDO

NAI Commercial



#302, 10138 - 104 STREET | EDMONTON, AB |

THIRD FLOOR OFFICE SPACE  
DOWNTOWN EDMONTON

#### PROPERTY DESCRIPTION

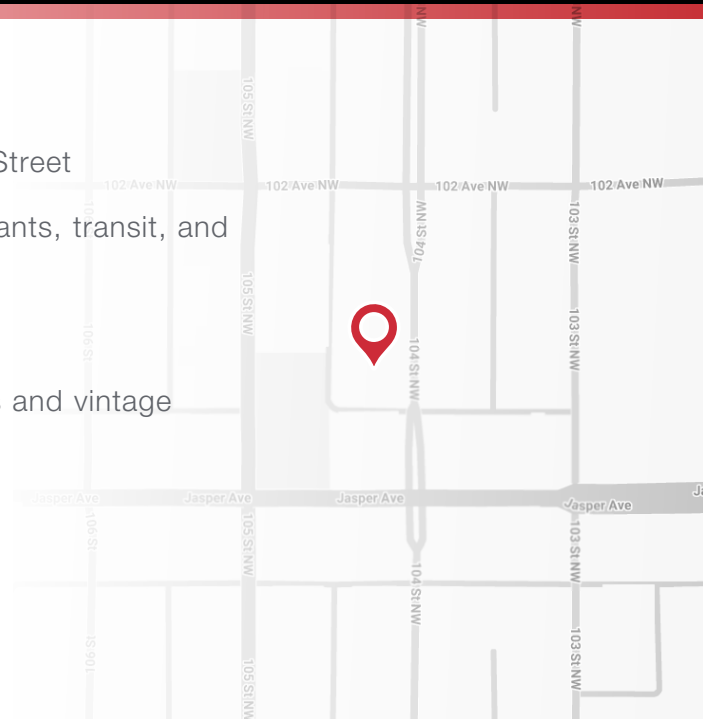
- Central location in the heart of Downtown on vibrant 104 Street
- Walking distance from multiple amenities including restaurants, transit, and more
- Bright office with floor to ceiling windows
- Scandinavian heritage industrial featuring high end finishes and vintage exposed brick throughout
- Private parking stall in heated parkade

#### DON ROBINSON

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#### HARRIS VALDES

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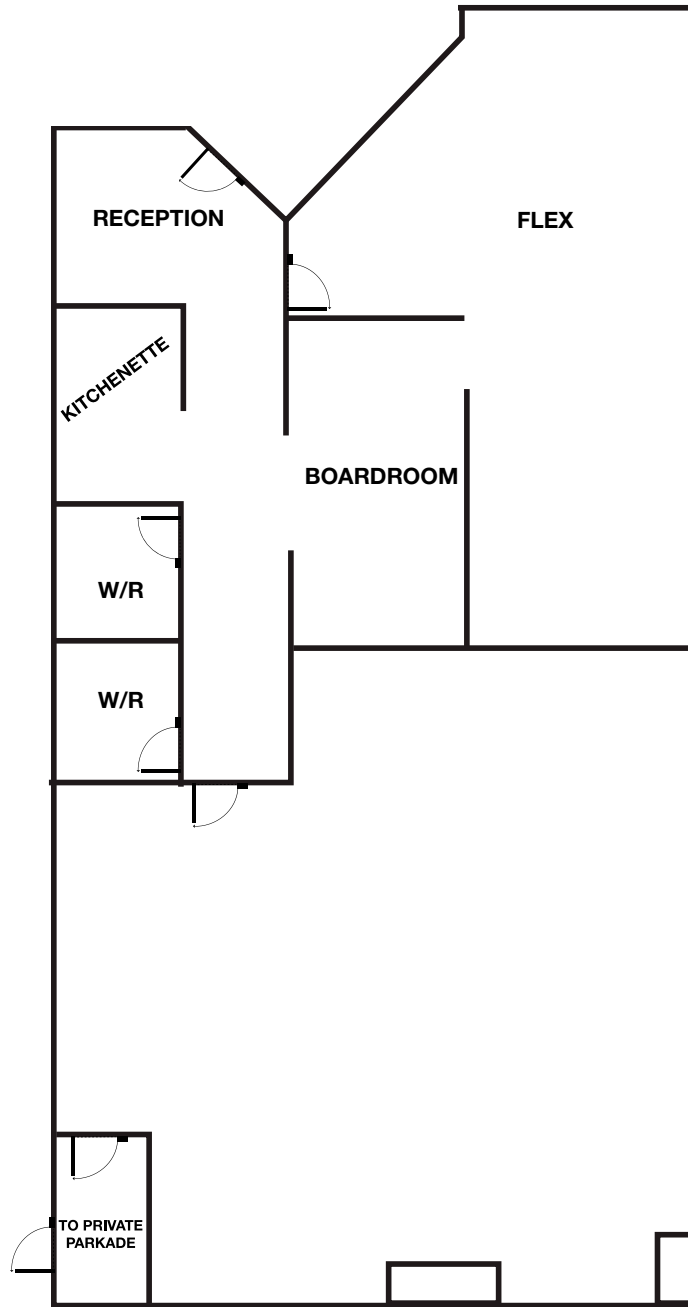


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### ADDITIONAL INFORMATION

SIZE AVAILABLE	2,569 sq.ft.±
LEGAL DESCRIPTION	Legal Unit 273, Condo Plan 1320413 Parking Unit Number 189, Condo Plan 0828363
YEAR BUILT	2008
ZONING	Heritage Zone (HA)
AVAILABLE	Immediately
PARKING	1 titled stall
LEASE TERM	3-10 years
NET LEASE RATE	\$13.00/sq.ft./annum
OPERATING COSTS	\$15.00/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees
CONDO FEES	\$1,460.45/month (2024)
PROPERTY TAXES (2024)	\$19,119.56
SALE PRICE	\$649,000





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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