

FOR SALE

RIVER VALLEY CONDOMINIUMS

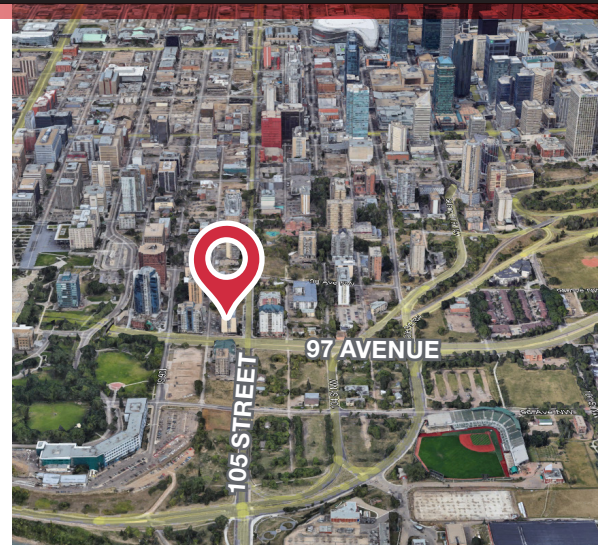
NAI Commercial



9710 - 105 STREET | EDMONTON, AB | RETAIL CONDO

PROPERTY DESCRIPTION

- Located in River Valley Downtown Edmonton
- Retail condo with 1641 main floor space and 1500 sq.ft. below grade
- 125 amp power
- Surface parking
- Easy access to 97 ave and 109 st
- Great for Coffee shop, Pharmacy, Child Care Services, Neighborhood Pub, Convenience store, Restaurant, Liquor Store



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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

SIZES AVAILABLE	1,641 sq.ft.± main floor 1,500 sq.ft.± basement
LEGAL DESCRIPTION	Condo Plan: 9323625 Unit: 1
ZONING	CB2
AVAILABLE	30 days
CEILING HEIGHT	9 ft.
HEATING	HVAC
POWER	125 amp
PARKING	Condo parking
CONDO FEES	\$2,119.46 per month (2026) includes all utilities (gas, water and power)
PROPERTY TAXES	\$11,048.47 (2026)
SALE PRICE	\$399,000 \$369,000

101-9710 105 St NW, Edmonton, AB

Main Building: Total Exterior Area Above Grade 1711.42 sq ft



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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