

FOR SALE OR LEASE
ACADEMY PLACE CONDO



#210, 11520 - 100 AVENUE | EDMONTON, AB | OFFICE CONDO

PROPERTY DESCRIPTION

- Fully developed and well appointed office condo available immediately
- Corner unit with an abundance of natural light
- Rare opportunity to purchase/lease office condo this size; ideal for an owner/user
- DC1 zoning allows for a wide variety of business uses including: Professional Office, Health Services, Commercial Schools and Private Education to name a few.
- Ideal location in the heart of Oliver within close proximity to the River Valley, downtown amenities and public transit
- All commercial floors are barrier free and accessible by elevator
- No gross up factor as typically found in other non condo office buildings

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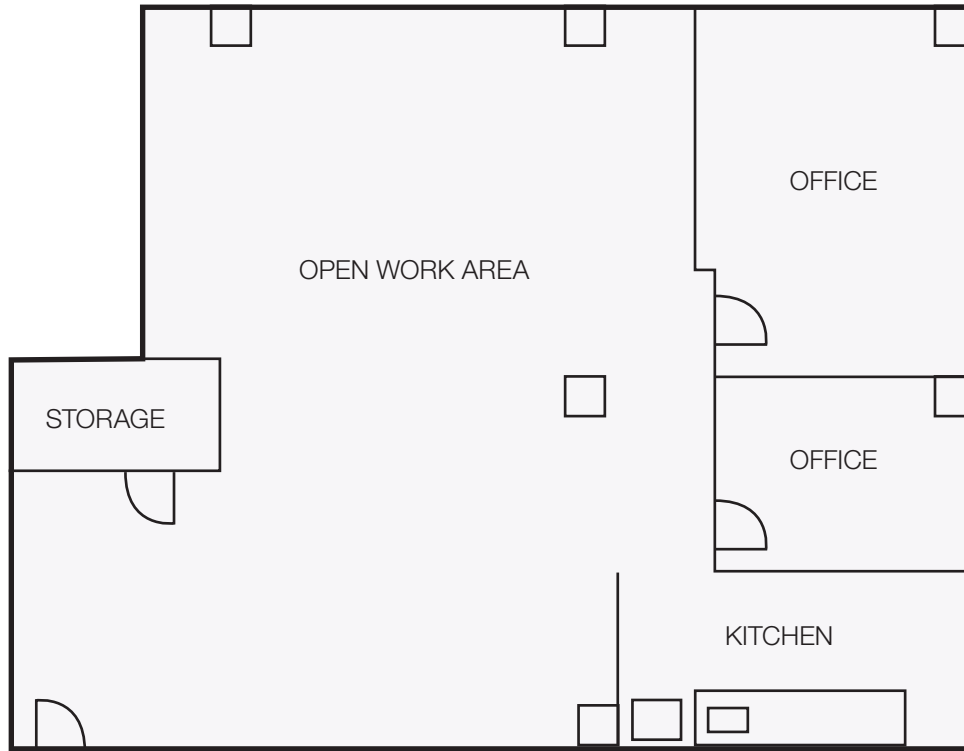
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ADDITIONAL INFORMATION

SIZE	901 useable sq.ft. / 1,100 rentable sq.ft.±* No gross up factor - owner/user pays on actual space used, instead of 10-25% common area gross up like typical office buildings
LEGAL DESCRIPTION	Plan 7620380 Unit 17
ZONING	DC1
CEILING HEIGHT	9.5'
AVAILABLE	Immediately
PARKING	<ul style="list-style-type: none"> • 1 reserved covered stall at \$150/month • 1 additional stall available on month to month basis at current market price
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PROPERTY TAXES	\$359.32 per month (2026)
CONDO FEES	\$1,699.12 per month (2026) All inclusive cost that includes all utilities and building related expenses
SALE PRICE	\$166,685 (\$185 psf) \$157,675 (\$175 psf)
GROSS LEASE RATE	\$28.00 - \$30.00/sq.ft./annum Fixed rent over lease term that includes: Utilities - gas, water and electricity, common area maintenance and property tax included

* Estimate being used for comparison to other non condo office properties available for lease in the area





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

