

PRESTIGIOUS BRICK & BEAM SPACE

PRICE REDUCED!

FOR SALE
& LEASE

**MACCOSHAM
4,961 SF
CHARACTER
OFFICE CONDO**

101/201, 10301 109 Street NW
EDMONTON, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

THE OPPORTUNITY

- Vintage Warehouse District building constructed in 1922 and retrofitted 2000 - 2002
- Includes 1st Floor Client Facing Unit, four contiguous 2nd Floor Office Intensive Units, and Two Titled Parking Stalls (2 underground)
- Current Owner has Six Additional On-Site Parking Stalls (4 underground, 2 exterior) Under Long Term Lease
- Perfect for Boutique Law or Wealth Management Firm
- Underground and Surface Parking Stalls
- Central Sky-Lit Atrium
- Elevator



SITE

109 STREET NW

104 AVENUE NW

JASPER AVENUE

PROPERTY DETAILS

MUNICIPAL ADDRESS:
10301 109 Street NW
Edmonton, AB

ZONING
UW-Urban Warehouse

BUILT
1922
Retrofitted 2000 - 2002

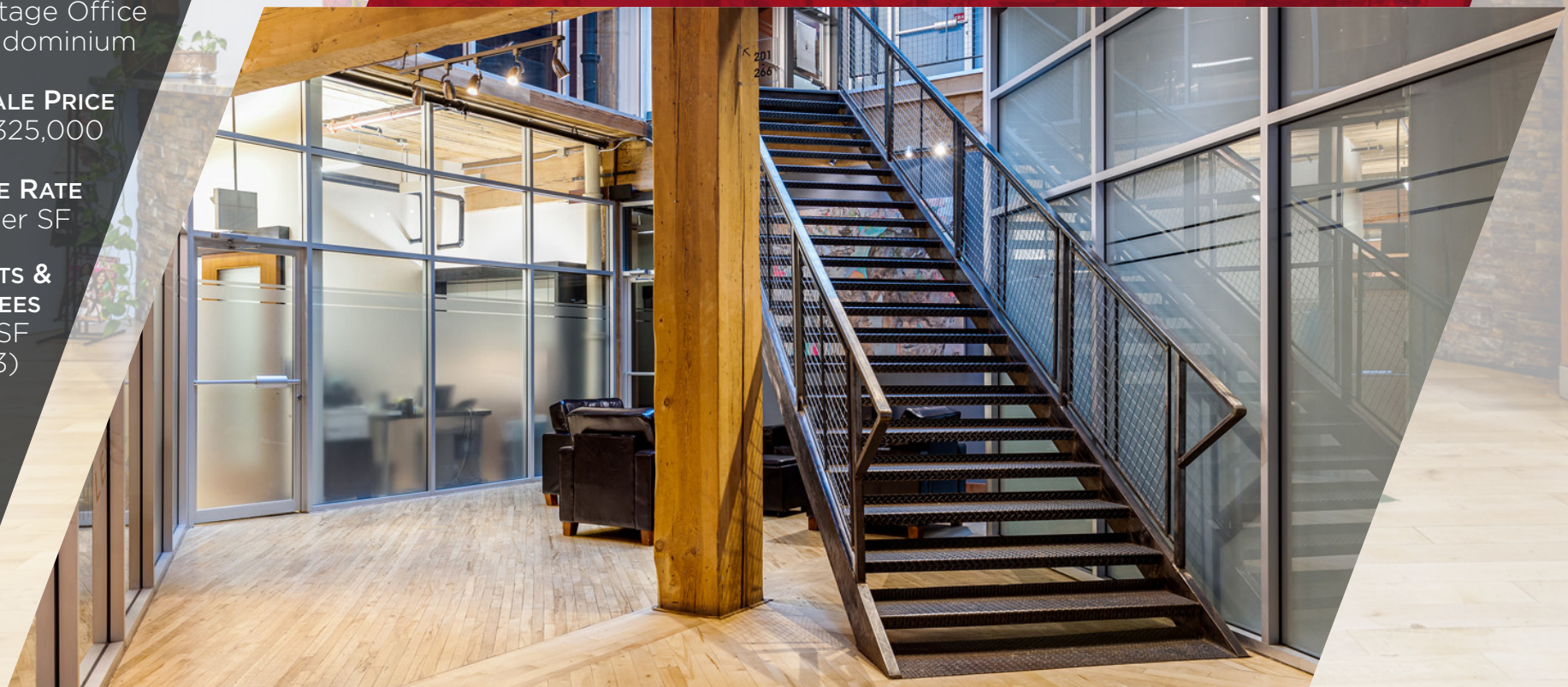
PROPERTY TAXES
\$21,892 (2023)

DESCRIPTION
Heritage Office
Condominium

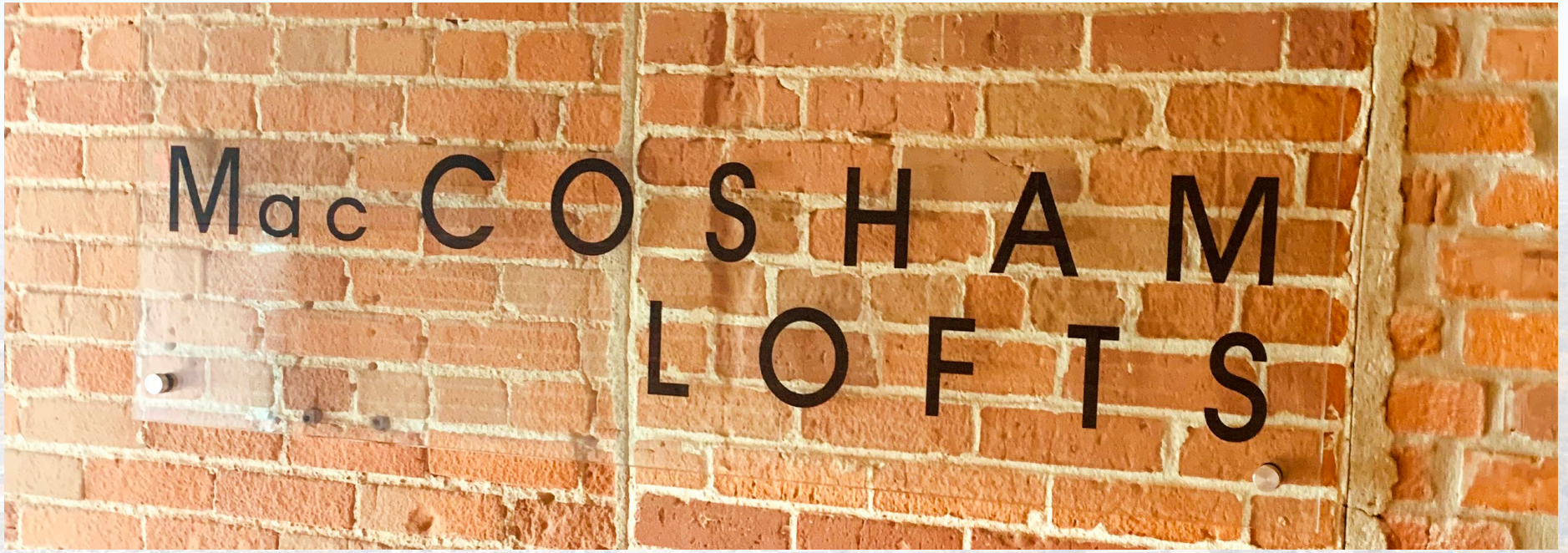
SALE PRICE
\$ 1,325,000

LEASE RATE
\$18.00 per SF

**OP COSTS &
CONDO FEES**
\$6.87 per SF
(2023)



INTERIOR PHOTOS



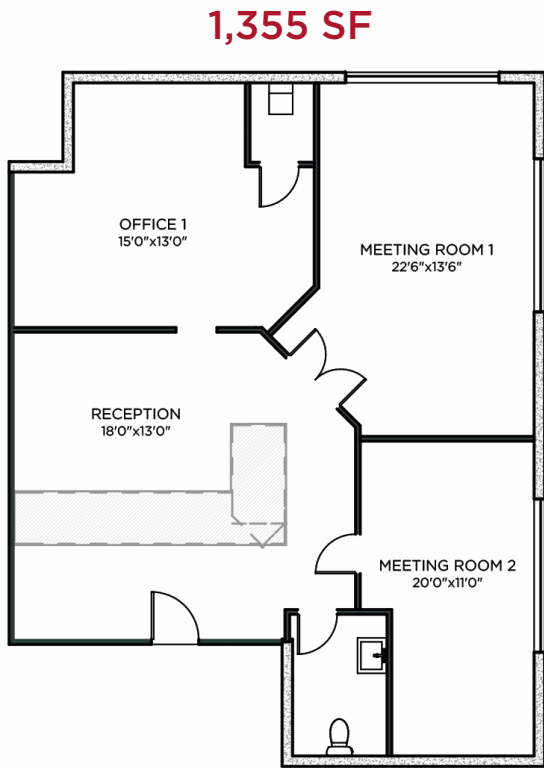
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



MAIN FLOOR



UPPER FLOOR



Shane Asbell

Partner

780 917 8346

shane.asbell@cwedm.com

Scott Vreeland

Associate Partner

780 702 9477

scott.vreeland@cwedm.com

Jacob Dykstra

Associate

780 702 5825

jacob.dykstra@cwedm.com