

PRESTIGIOUS BRICK & BEAM SPACE

PRICE FURTHER 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

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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)
- Main floor unit, 1,355 square feet, is leased on a long-term basis at above market net rent
- 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



PROPERTY DETAILS

MUNICIPAL ADDRESS:
10301 109 Street NW
Edmonton, AB

ZONING
UW-Urban Warehouse

BUILT
1922
Retrofitted 2000 - 2002

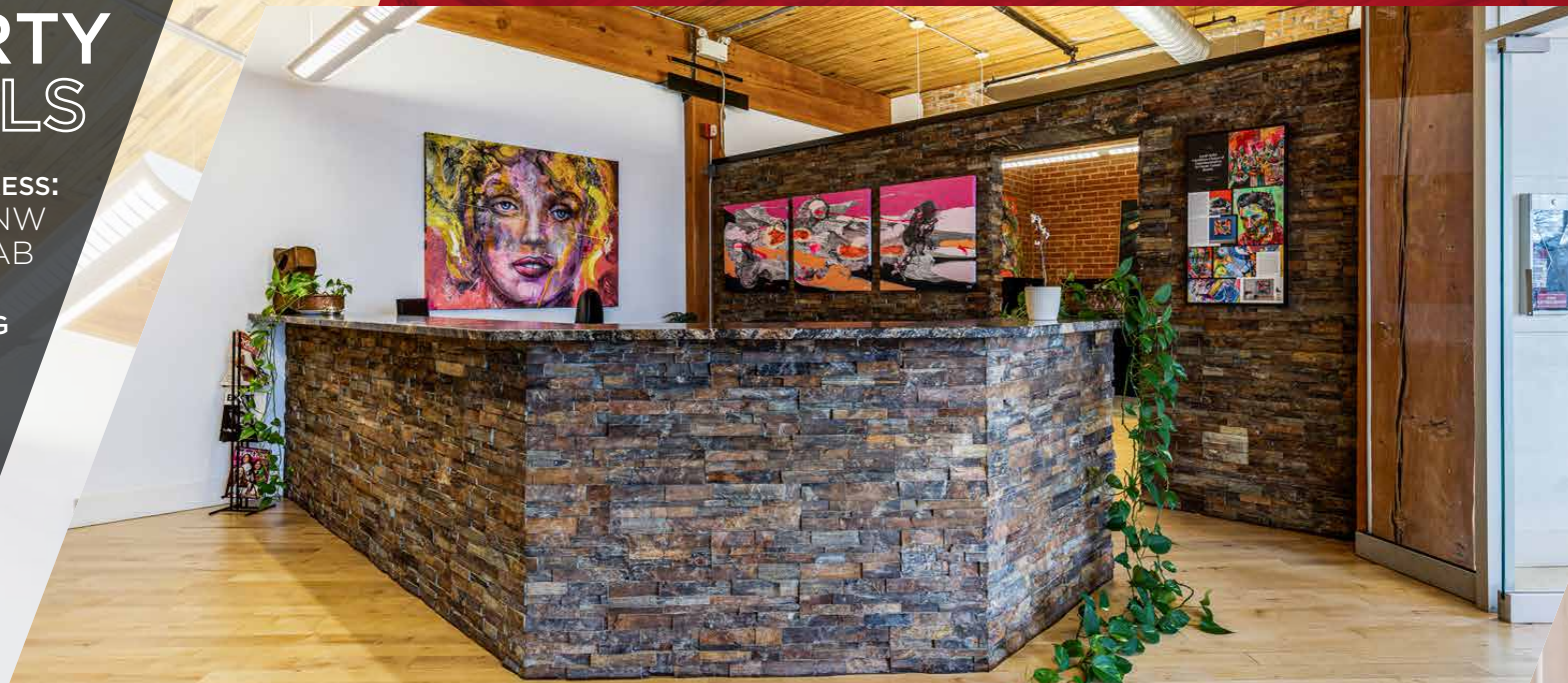
PROPERTY TAXES
\$21,892 (2023)

DESCRIPTION
Heritage Office
Condominium

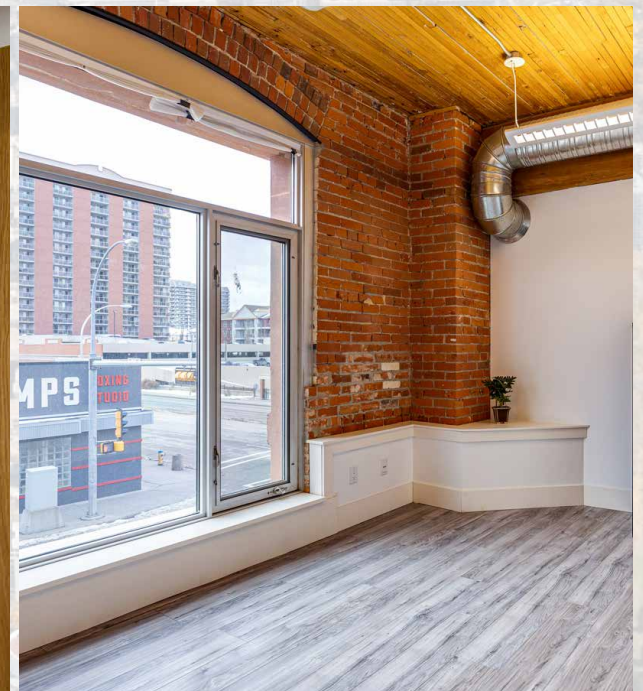
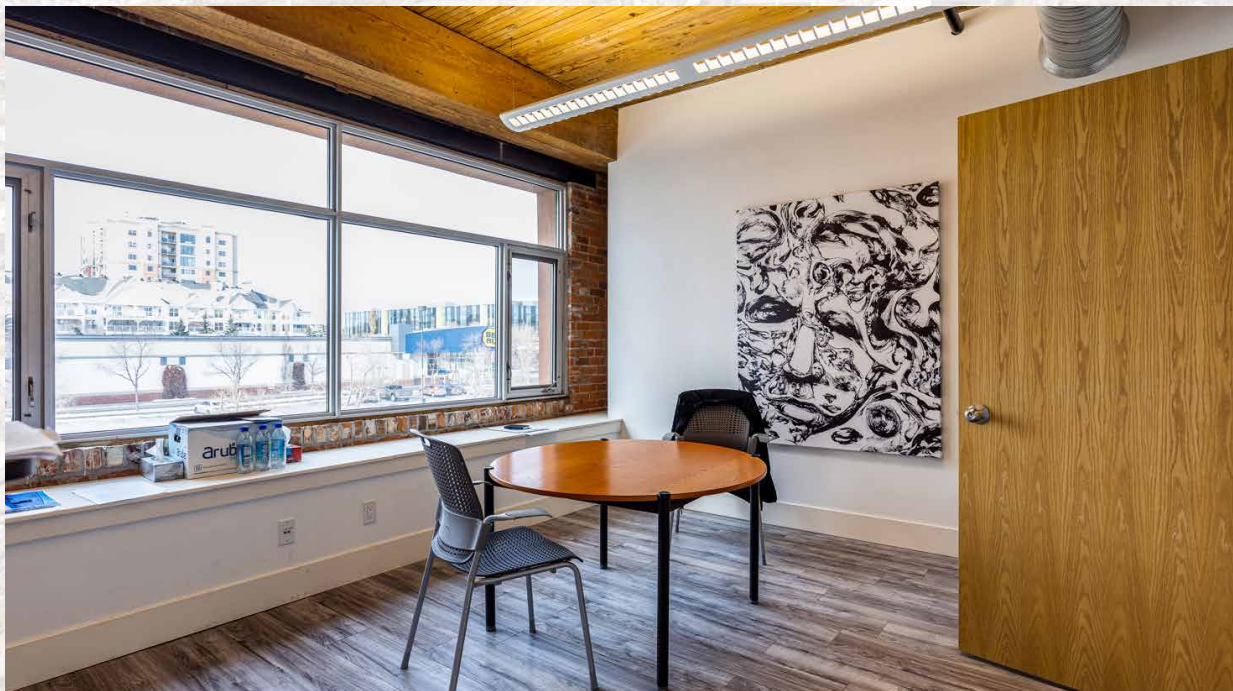
SALE PRICE REDUCED
~~\$1,325,000~~
\$1,200,000

LEASE RATE
\$18.00 per SF

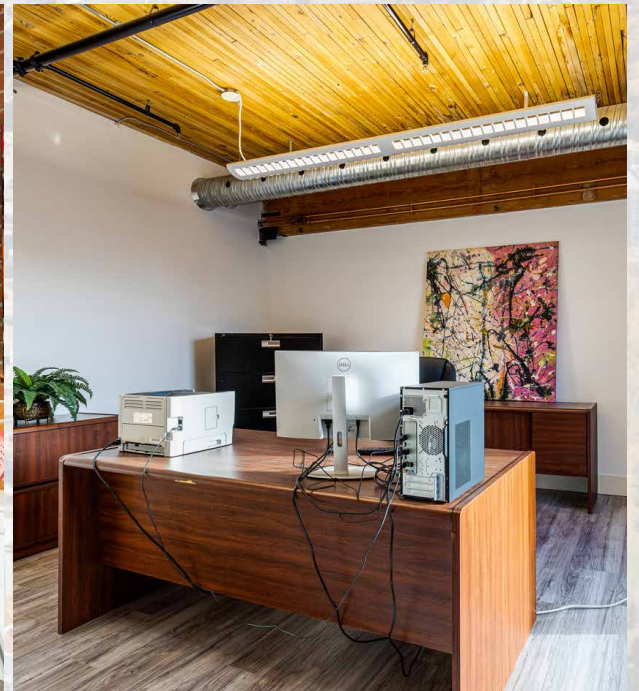
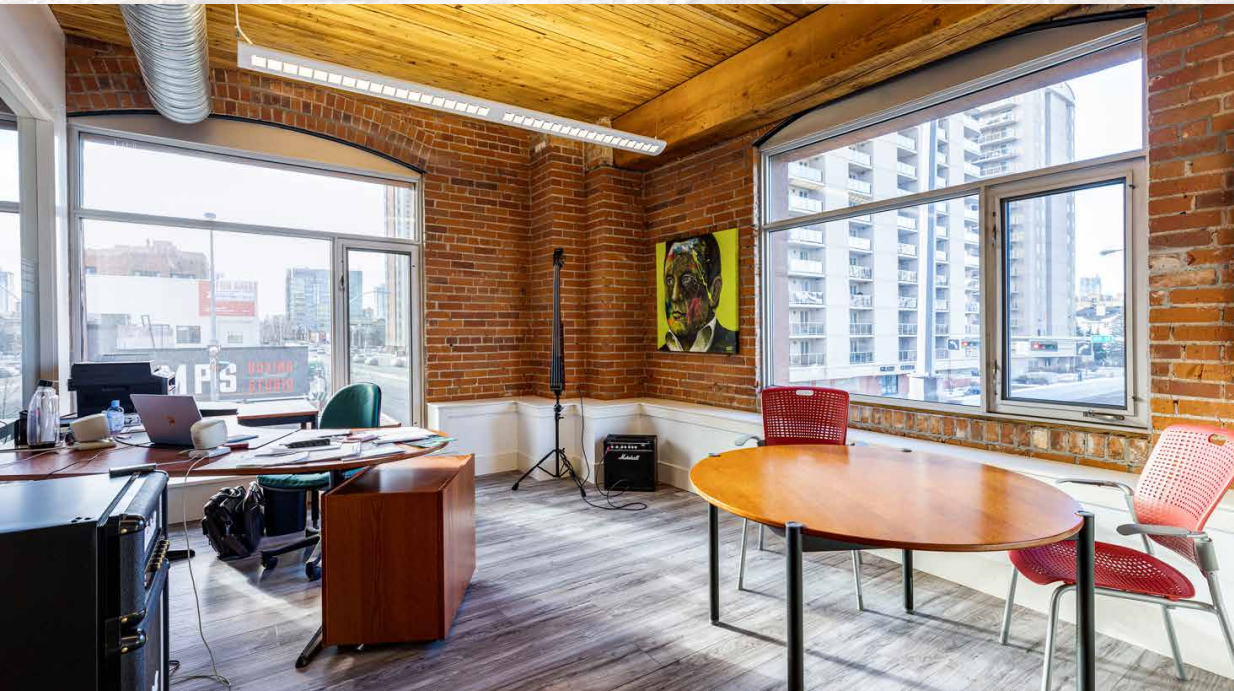
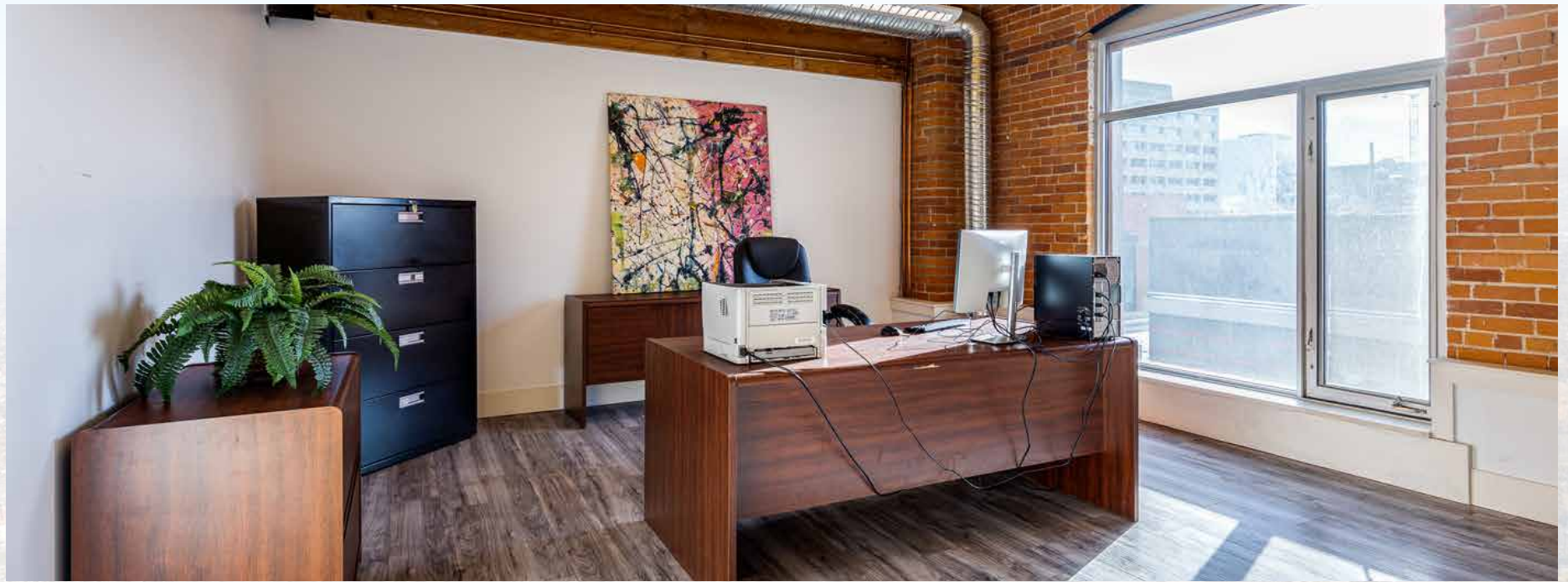
**OP COSTS &
CONDO FEES**
\$6.87 per SF
(2023)



INTERIOR PHOTOS



INTERIOR PHOTOS



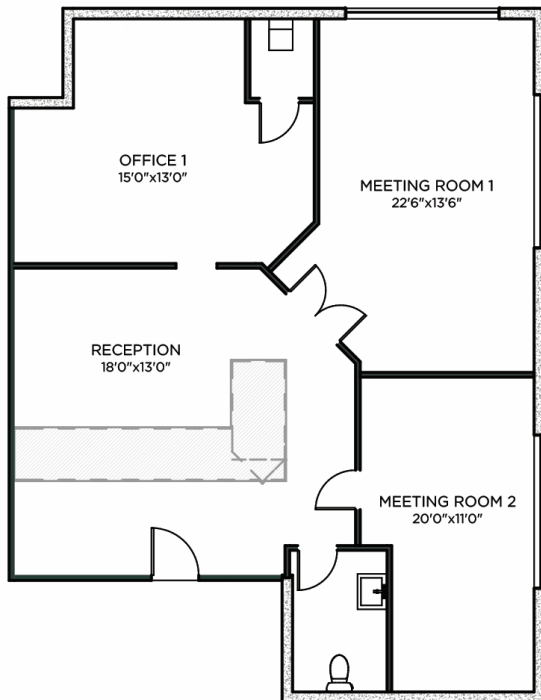
INTERIOR PHOTOS



FLOOR PLAN

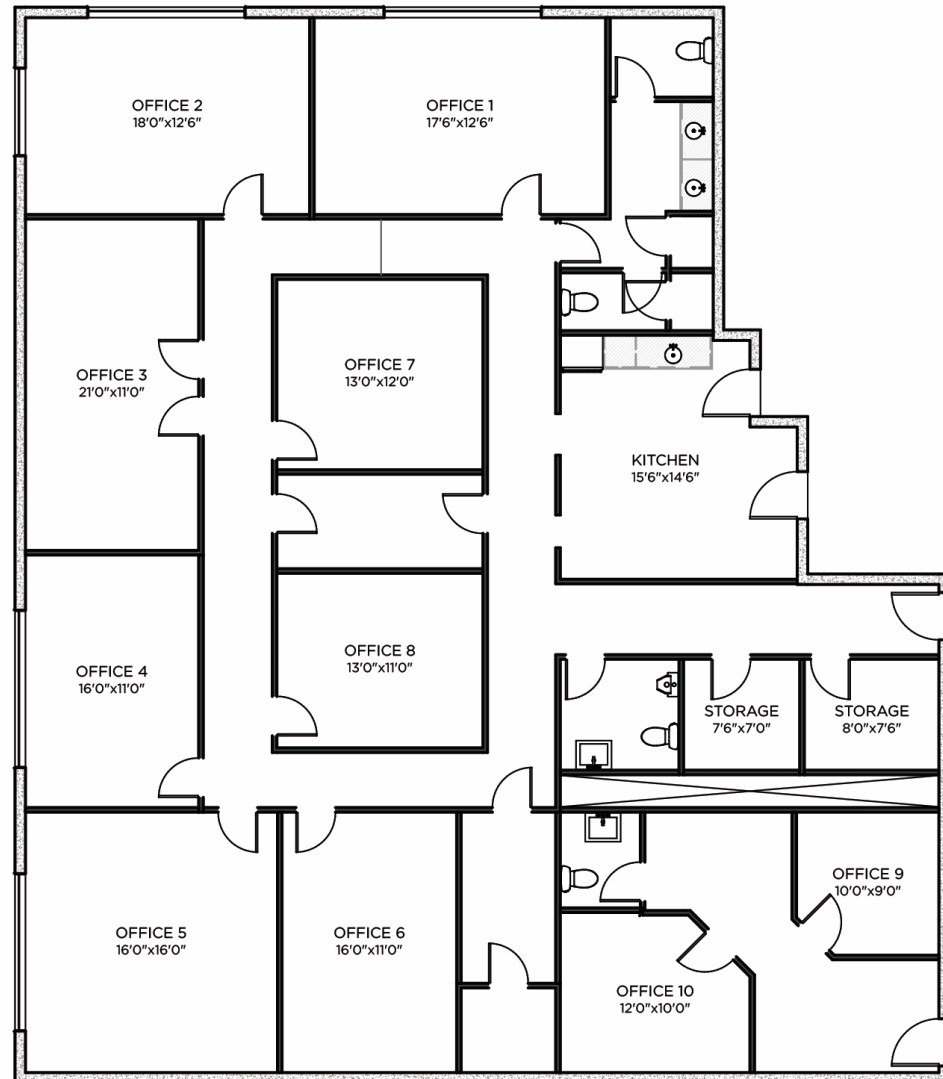
LEASED

1,355 SF



MAIN FLOOR

3,606 SF



UPPER FLOOR



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