

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

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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







MUNICIPAL ADDRESS: 10301 109 Street NW Edmonton, AB

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Zoning UW-Urban Warehouse

Built 1922 Retrofitted 2000 - 2002

PROPERTY TAXES \$21,892 (2023)

Description Heritage Office Condominium

SALE PRICE REDUCED \$ 1,325,000 \$1,100,000

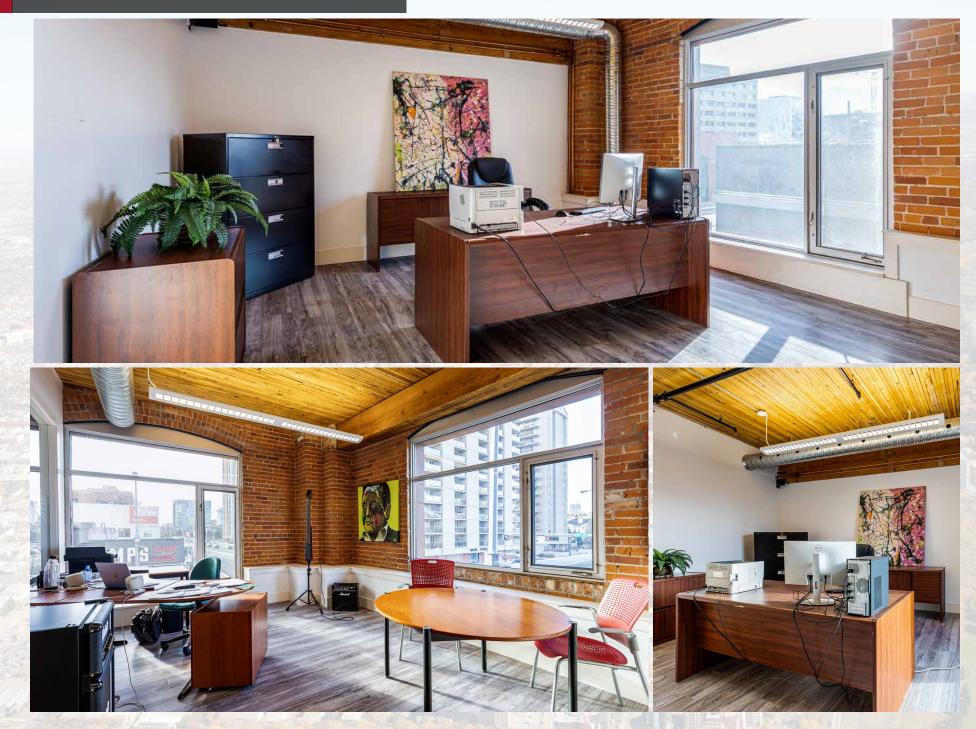
Lease Rate \$18.00 per SF

OP Costs & Condo Fees \$13.74 per SF (2025) +in-suite janitorial

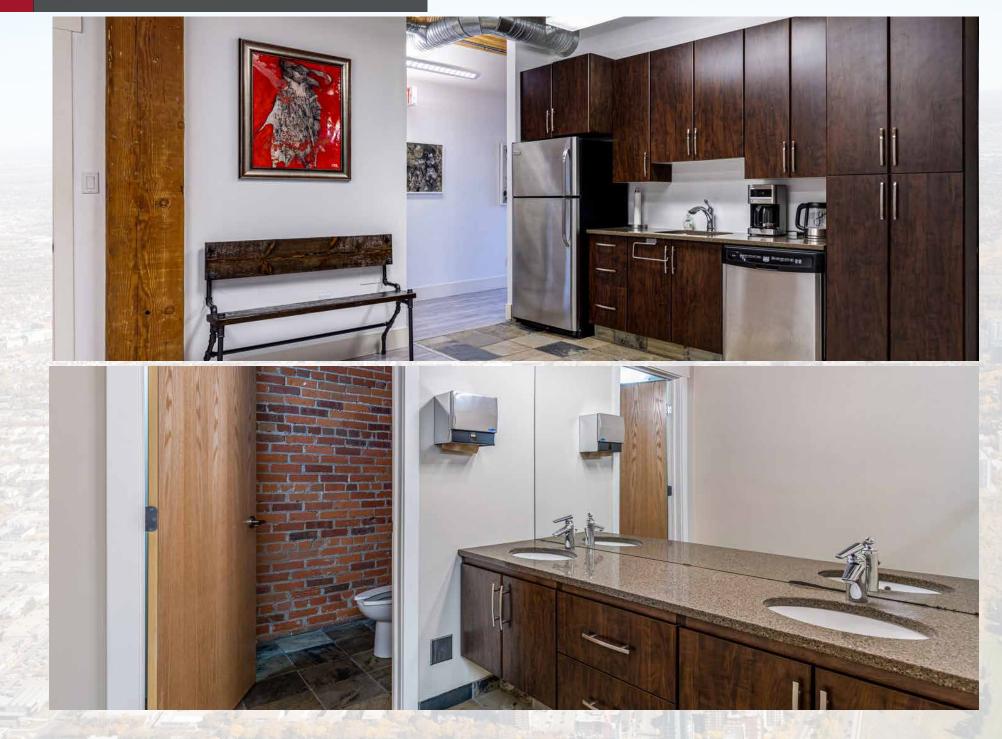
INTERIOR PHOTOS



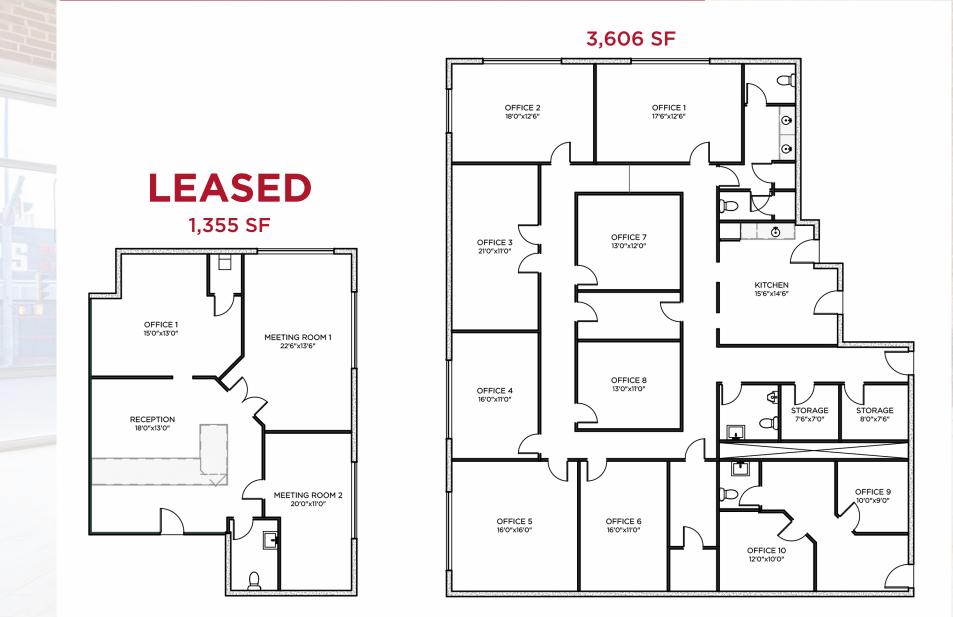
INTERIOR PHOTOS



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FLOOR PLAN



MAIN FLOOR

UPPER FLOOR



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