



Excellent Condo Investment Opportunity

Property Highlights

- Well established long term Tenant and Business totaling 1,625 SF in place
- High traffic count
- Excellent improvements throughout
- Includes three (3) titled underground heated parking stalls
- Legal: Plan 1620168; Units: 199, 261, 262, 263
- Property Taxes (2022): \$19,295.00
- Asking price only \$1,095,000.00



Marino Padoan

Senior Associate

780 917 8340

marino.padoan@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. February 10, 2022

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1

www.cwedm.com



Marino Padoan
Senior Associate
780 917 8340

marino.padoan@cwedm.com