

FOR SALE

# HIGH EXPOSURE OFFICE CLINIC/RETAIL PROPERTY

7525 99 Street NW,  
Edmonton, AB

## SALE OPPORTUNITY

### PROPERTY HIGHLIGHTS

- Located in Ritchie Neighbourhood.
- Proximity to surrounding residences, and prominent retail corridor Whyte Avenue.
- Constructed in 2014 with newly completed interior finishings.
- Concrete parking at south of building and available street parking.
- Two floors of ±1,641 SF each.
- Separate stairwell/access door to developed second floor.
- High exposure property, 99th Street exhibits ±28,400 Vehicles Per Day.
- Owner occupier opportunity or potential for sale leaseback.
- Sale Price: \$1,200,000.00

**Ian Stuart**  
Associate  
780 242 9992  
[ian.stuart@cwedm.com](mailto:ian.stuart@cwedm.com)

**Nick Mytopher**  
Associate  
587 597 5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)



# PROPERTY DETAILS

**Municipal Address:** 7525 99 Street NW,  
Edmonton, AB

**Legal Description:** Lot 2, Block 1, Plan 2239X

**Zoning:** CNC-Neighbourhood  
Convenience Commercial  
Zone

**Neighbourhood:** Ritchie

**Building Size:** ±3,282 SF

**Built:** 2014

**Lot Area:** ±4,260 SF

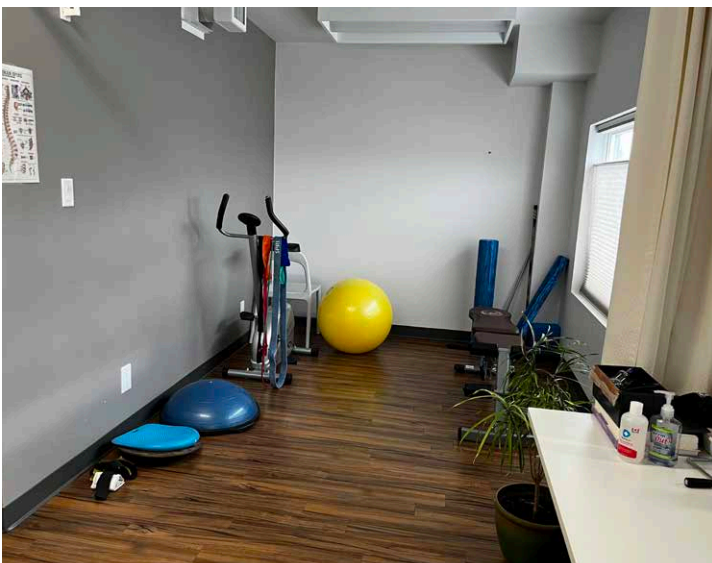
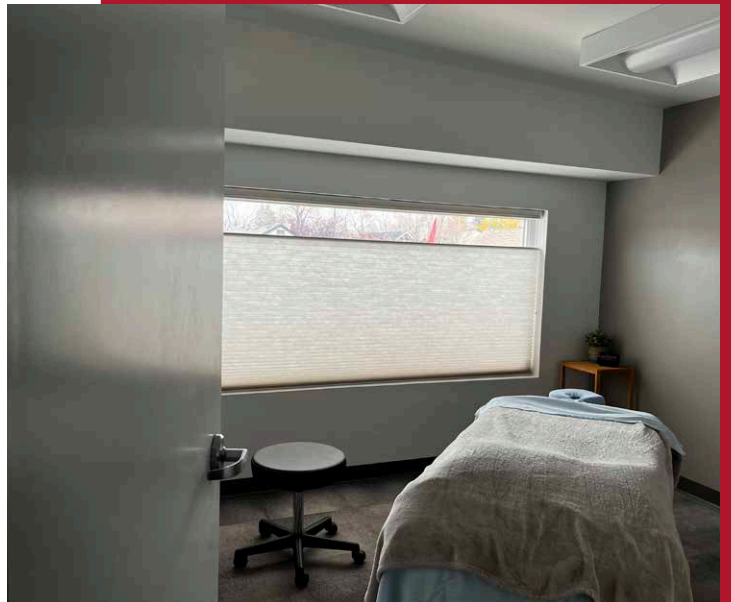
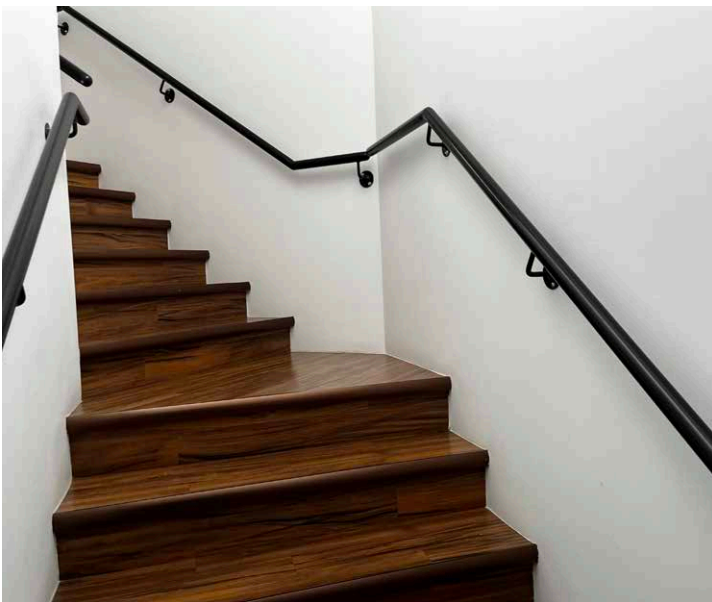
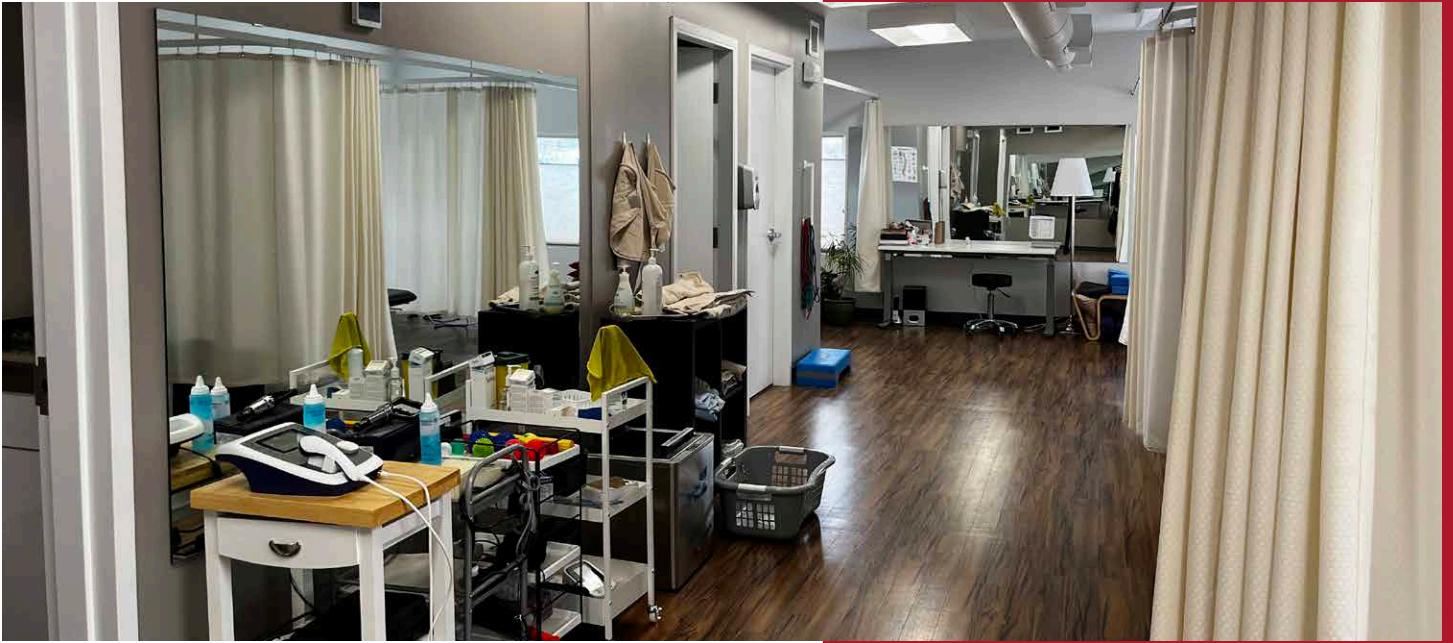
**Property Tax (2024):** \$15,806.88

## AERIAL





# PROPERTY PHOTOS





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WAKEFIELD**  
Edmonton

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Associate

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