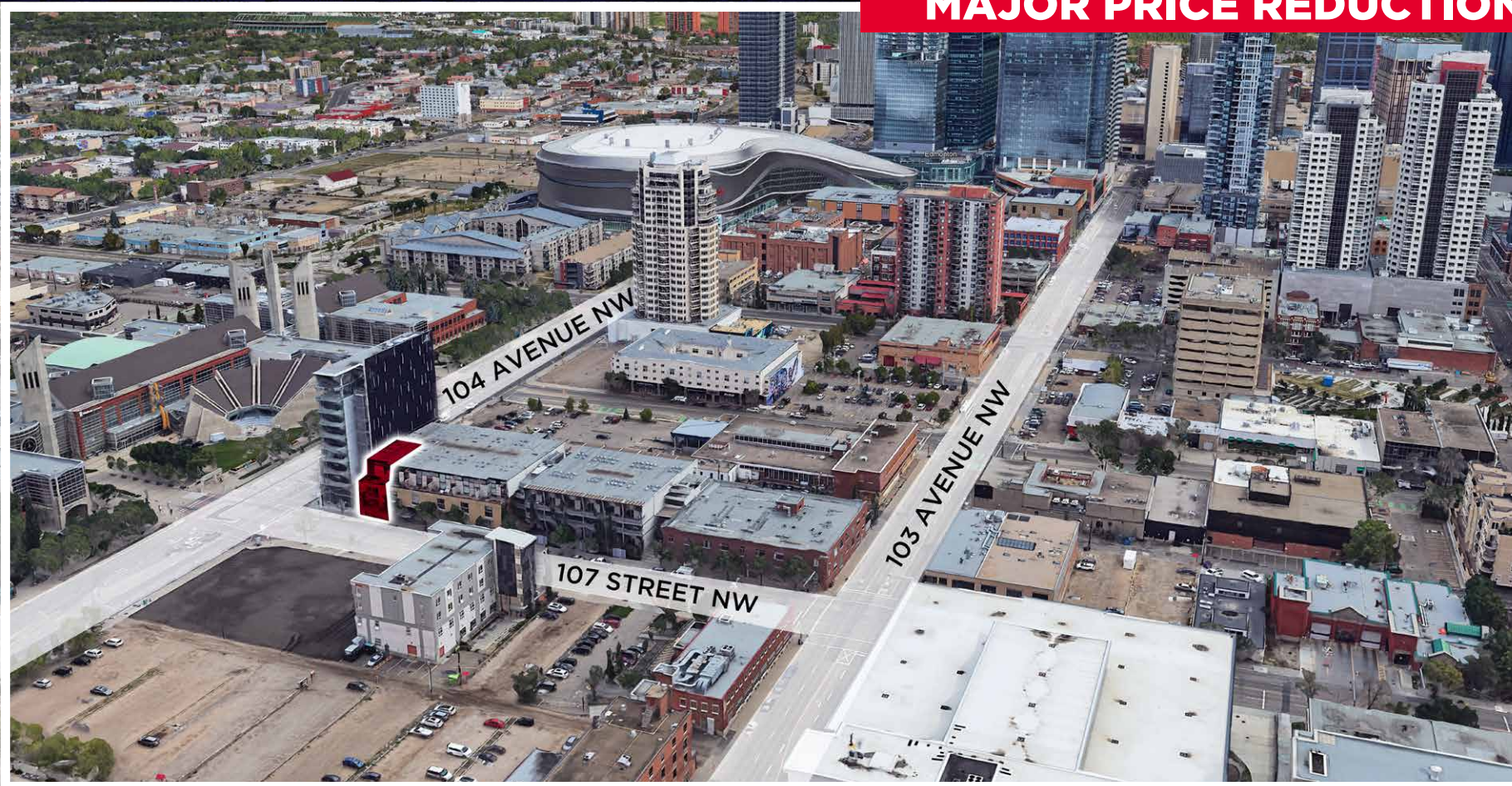


**MAJOR PRICE REDUCTION**



# RETAIL/OFFICE CONDO UNIT

#143, 10309 107 Street NW, Edmonton, AB

**BEAUTIFULLY APPOINTED DOWNTOWN RETAIL CONDO**

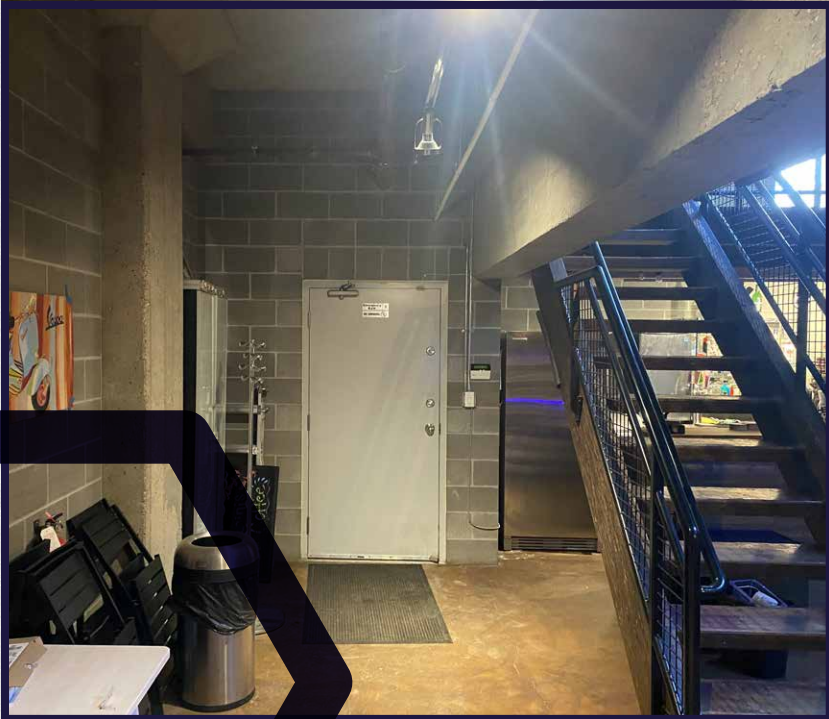
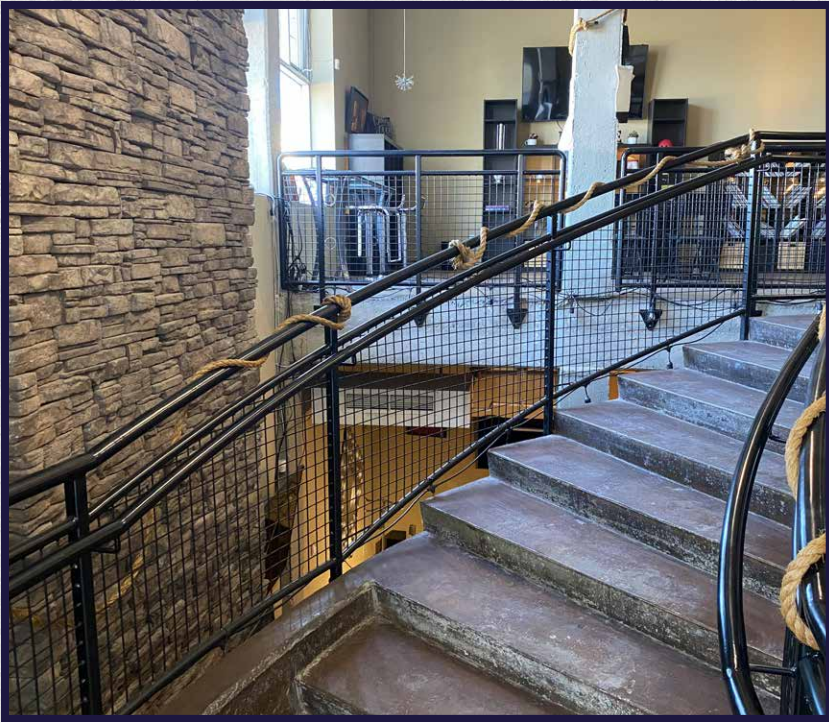
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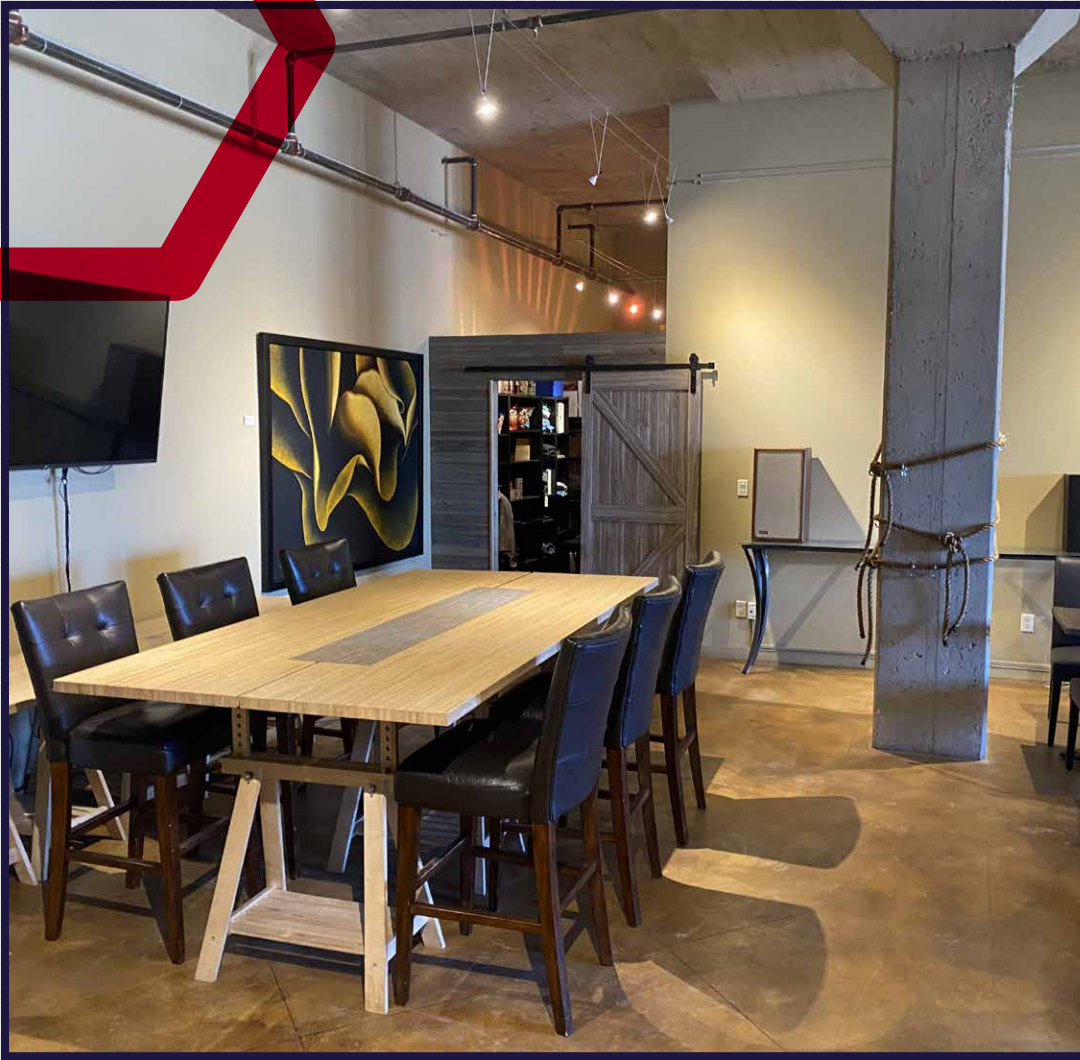




## PROPERTY DETAILS

- Centrally located retail/office condo unit in a concrete building with high end finishings on two levels.
- Presently fixtured as a cafe/bar over two levels
- 2 titled underground parking stalls included in sale.
- Zoning: Urban Warehouse (UW).
- Designed for a variety of retail and office uses.
- **Sale price: \$875,000.00**





## PROPERTY DETAILS

<b>Municipal Address:</b>	#143, 10309 107 Street NW, Edmonton, AB
<b>Legal Description:</b>	Plan 0526463; Unit 25
<b>Zoning:</b>	Urban Warehouse (UW)
<b>Neighbourhood:</b>	Downtown Edmonton
<b>Building Size:</b>	+/- 2,700 SF
<b>Built:</b>	1995
<b>Property Tax:</b>	\$8,445.84
<b>Parking:</b>	2 stalls (Units 134 & 135)

