

PRICE REDUCED

FOR SALE

MAIN FLOOR CONDO UNIT FOR SALE

9117 - 111 Avenue NW, Edmonton, AB

PROPERTY HIGHLIGHTS

- Excellent main floor unit in a mixed-use building (Condo for sale only. Not the business).
- \pm 2,457 SF ideal for any medical, professional or pharmacy uses.
- On-site parking available at the back of the property for customers & owners.
- Great signage opportunity.
- Located in the McCauley neighborhood.



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Business Support Services



Health Services



Commercial Schools



General Retail Stores

DICAL CLINIC

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112-111 AVENUE NV

Professional, Financial & Office Support Services



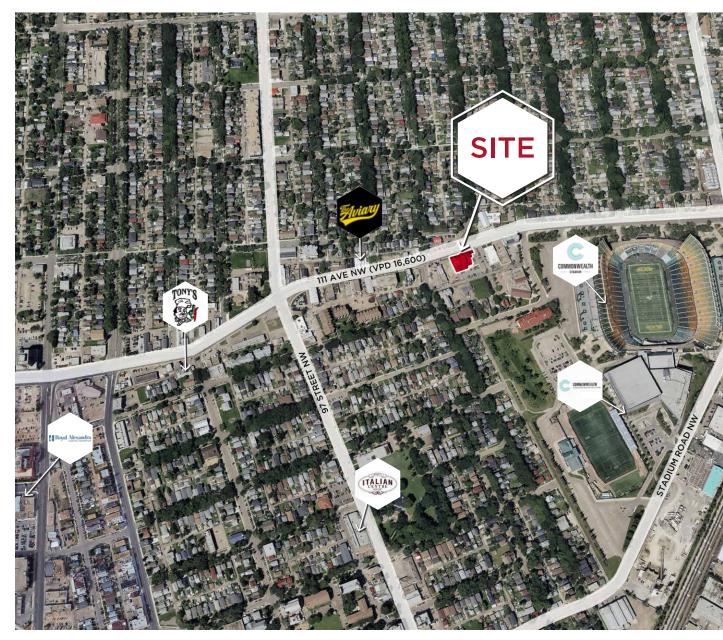
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PROPERTY DETAILS

Municipal Address:	9117-111 Avenue NW, Edmonton, AB	
Legal Description:	Condomium Plan 1723428 Unit 15	
Zoning:	Site Specific Dev Control Provision (DC2 (874) (4))	
Neighbourhood:	McCauley	
Building Size:	± 2,457 SF	
Built:	2017	
Property Tax:	\$22,960.14 (2023)	

Parking Area:	Surface available for customers & owners	
Budget Condo Fees:	\$1,788.61 per month (\$8.73 per SF) for 2024 Budget	
Asking Price:	\$897,000 (\$365 per SF) \$725,000 (\$295.07 per SF)	
Taxes:	\$9.34 per SF	
Condo fees & taxes:	\$18.07 per SF	
Availability:	June 1, 2024	

AERIAL



PROPERTY PHOTOS





DEMOGRAPHICS

808080	POPULATION			
	1km	3km	5km	
	14,537	79,523	216,070	
HOUSEHOLDS				
	1km	3km	5km	
	6,762	39,402	101,753	

	AVERAGE INCOME				
B	1km	3km	5km		
	\$81,457	\$88,606	\$99,543		
	VEHICLES PER DAY 16,600 on 111 Avenue in 2022				



PHARMACY

Karina Lopez

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