

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).
- ± 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.



Business Support Services



Health Services



Professional, Financial &
Office Support Services



Commercial Schools



General Retail Stores

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CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address: 9117-111 Avenue NW,
Edmonton, AB

Legal Description: Condominium 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

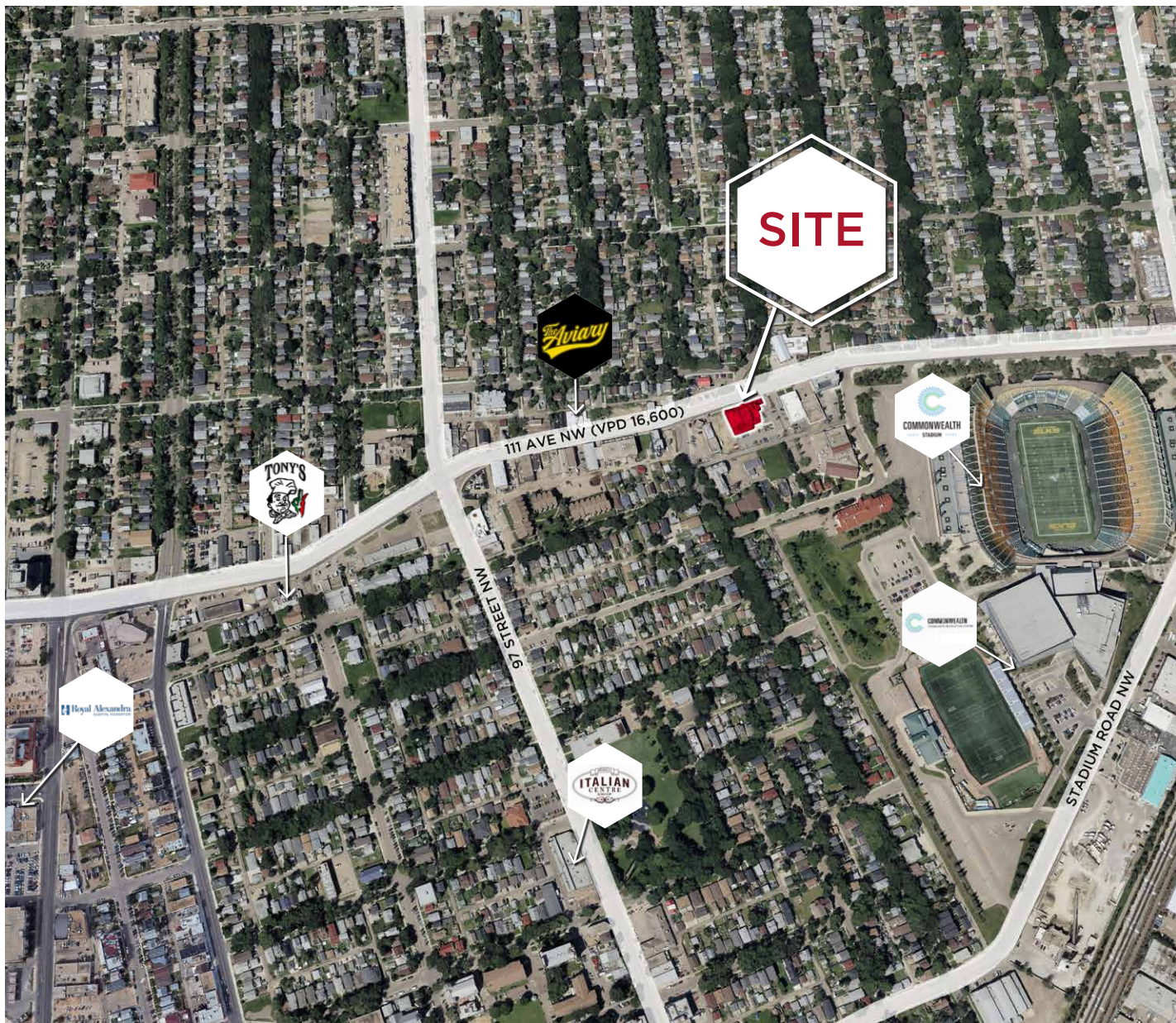
Asking Price: \$897,000 (~~\$365~~ per SF)
\$725,000 (\$295.07 per SF)

Taxes: \$9.34 per SF

Condo fees & taxes: \$18.07 per SF

Availability: June 1, 2024

AERIAL



PROPERTY PHOTOS



Only condo for sale. Not the business.



DEMOGRAPHICS

POPULATION	1km	3km	5km
	14,537	79,523	216,070

AVERAGE INCOME	1km	3km	5km
	\$81,457	\$88,606	\$99,543

HOUSEHOLDS	1km	3km	5km
	6,762	39,402	101,753

VEHICLES PER DAY



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