



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

**MAIN  
FLOOR  
CONDO  
UNIT FOR  
SALE**

9117 - 111 Avenue NW,  
Edmonton, AB



**PRICE REDUCED**

## 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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# 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

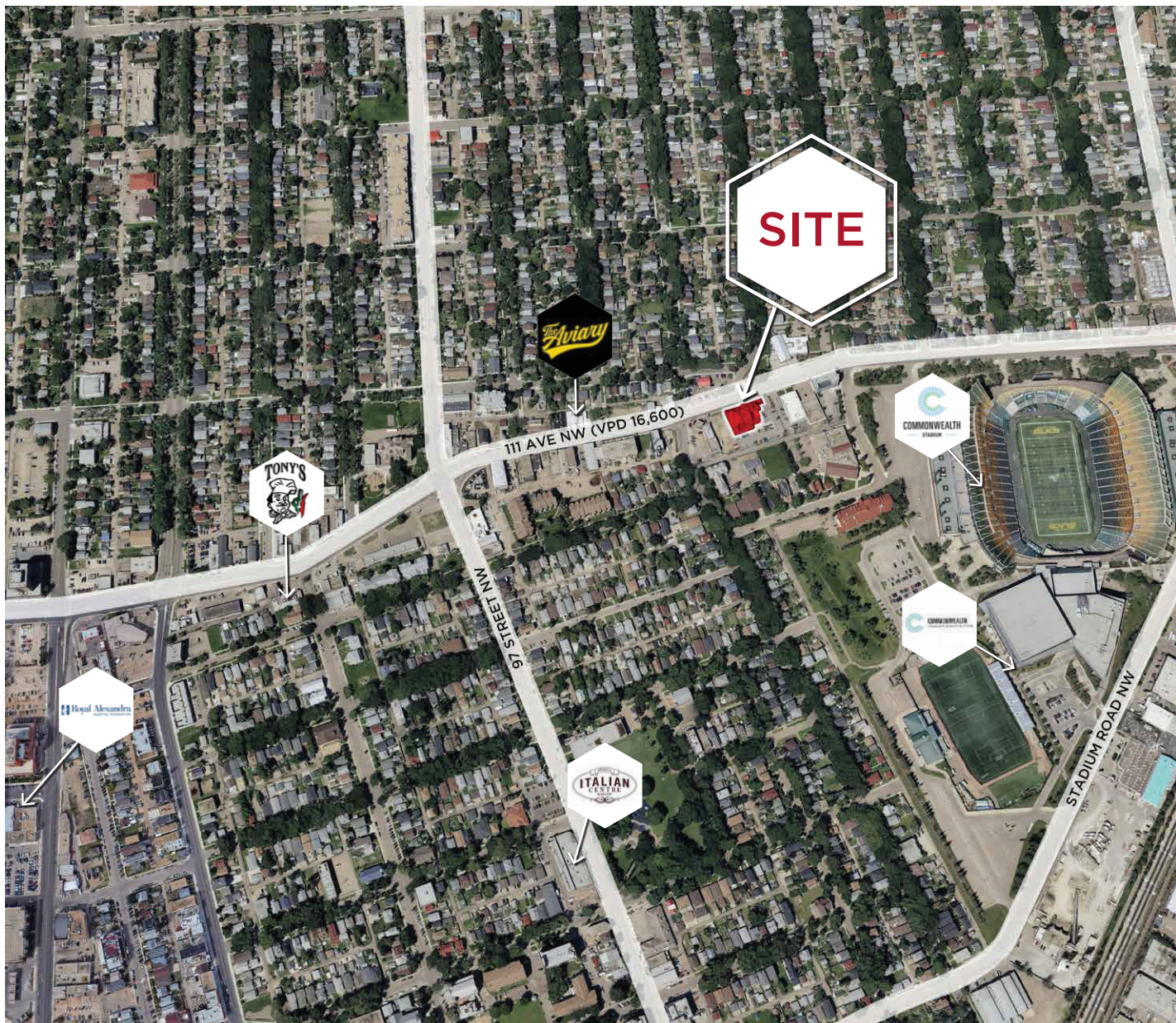
**Asking Price:** \$897,000 (~~\$365 per SF~~)  
**\$725,000 (\$295.07 per SF)**

**Taxes:** \$9.34 per SF

**Condo fees & taxes:** \$18.07 per SF

**Availability:** June 1, 2024

## AERIAL



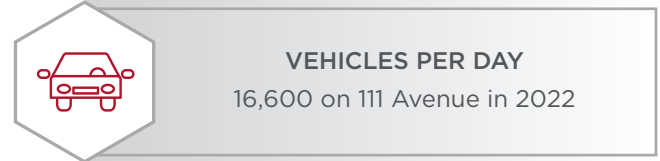
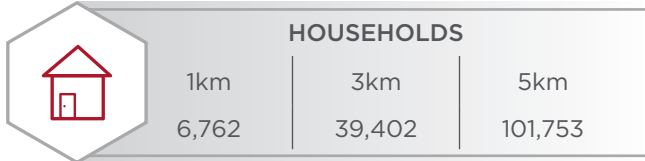
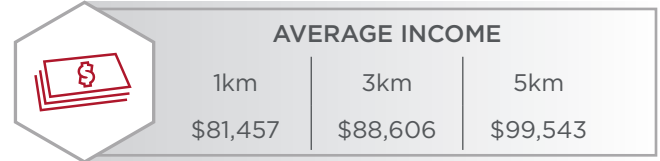
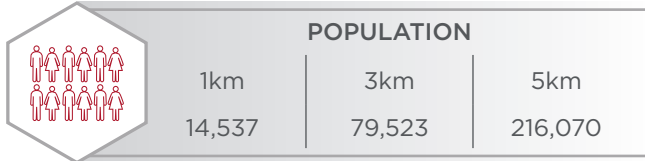
# PROPERTY PHOTOS



Only condo for sale. Not the business.



# DEMOGRAPHICS



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