

FOR SALE

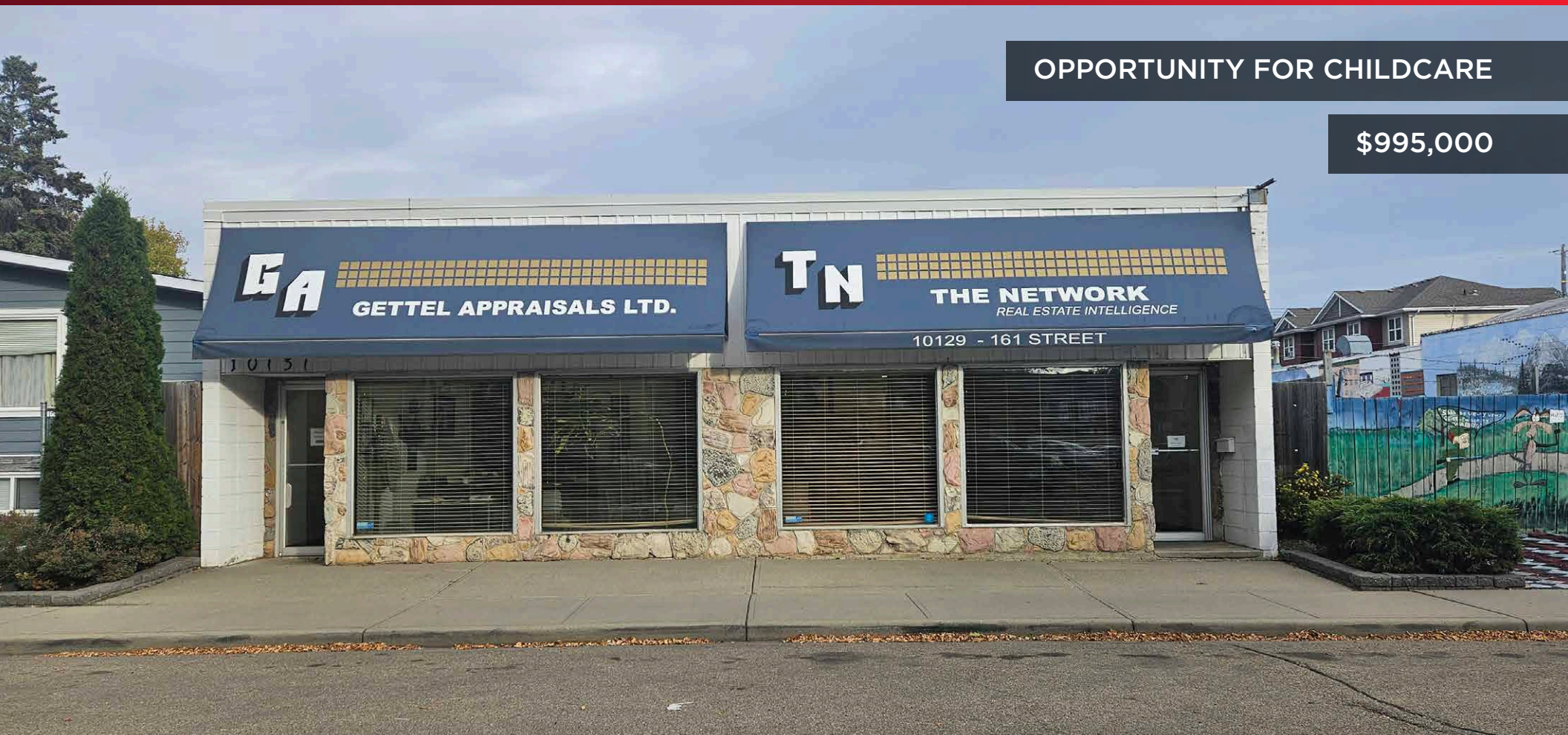
STAND ALONE OFFICE BUILDING 3,960 SF ON 7,500 SF PROPERTY

10129 - 161 Street, Edmonton, AB



OPPORTUNITY FOR CHILDCARE

\$995,000



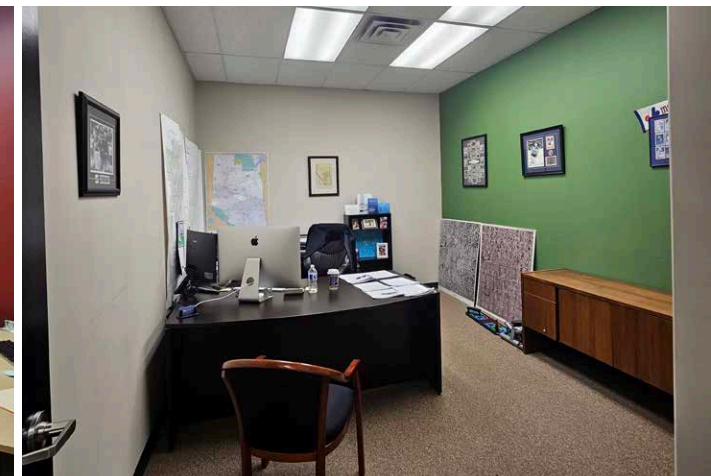
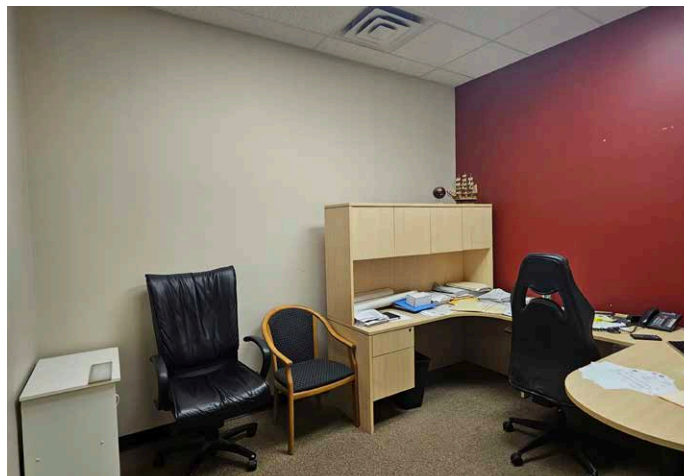
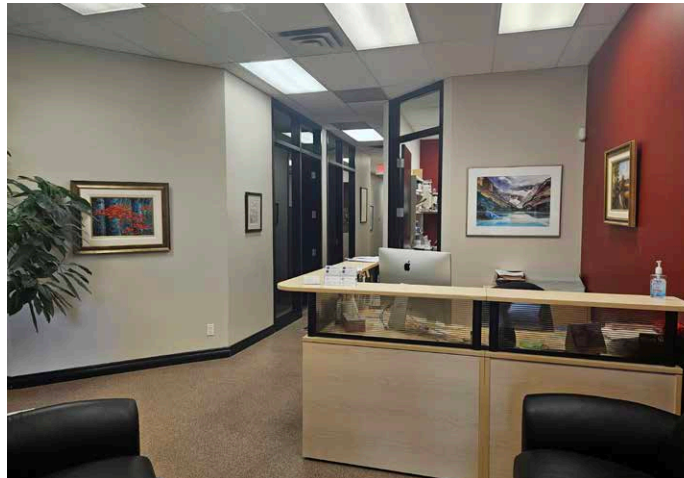
Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Jacob Dykstra
Senior Associate
780 702 5825
jacob.dykstra@cwedm.com

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a stand alone office building under 4,000 SF
- Building was fully renovated from base building in 2007 with all new improvements, mechanical systems and roof
- Efficient layout with 10 offices, a boardroom, 2 file rooms and sizeable storage area, two washrooms (one with shower), reception and kitchen
- Separate side entrance providing ability to sub-lease up to 3 offices
- Excellent opportunity for childcare or related services with potential for a 2,500 SF outdoor play area
- 8 surface stalls at rear of the property plus ample unrestricted street parking along 161st Street
- Conveniently accessible to all areas of West Edmonton, including major thoroughfares like Anthony Henday Drive and Yellowhead Trail



PROPERTY PHOTOS

PROPERTY DETAILS

Municipal Address:

10129 - 161 Street, Edmonton, AB

Legal Description:

Plan 1924AM, Blk 5, Lot 17

Zoning:

CN (Neighborhood Commercial)

Neighbourhood:

Britannia Youngstown

Building Size:

3,960 SF

Built:

1979

Parking Area:

8 stalls at back of building

Description:

Paved surface

Lot Area:

7,500 SF

Area Available:

Building - 3,960 SF

Property Size - 7,500 SF

Signage:

Building signage available

2024 Property Taxes:

\$19,492.50

2024 Building Insurance:

\$5,738.00

2024 Utilities:

\$11,968.00

Operating Costs:

\$9.36 PSF

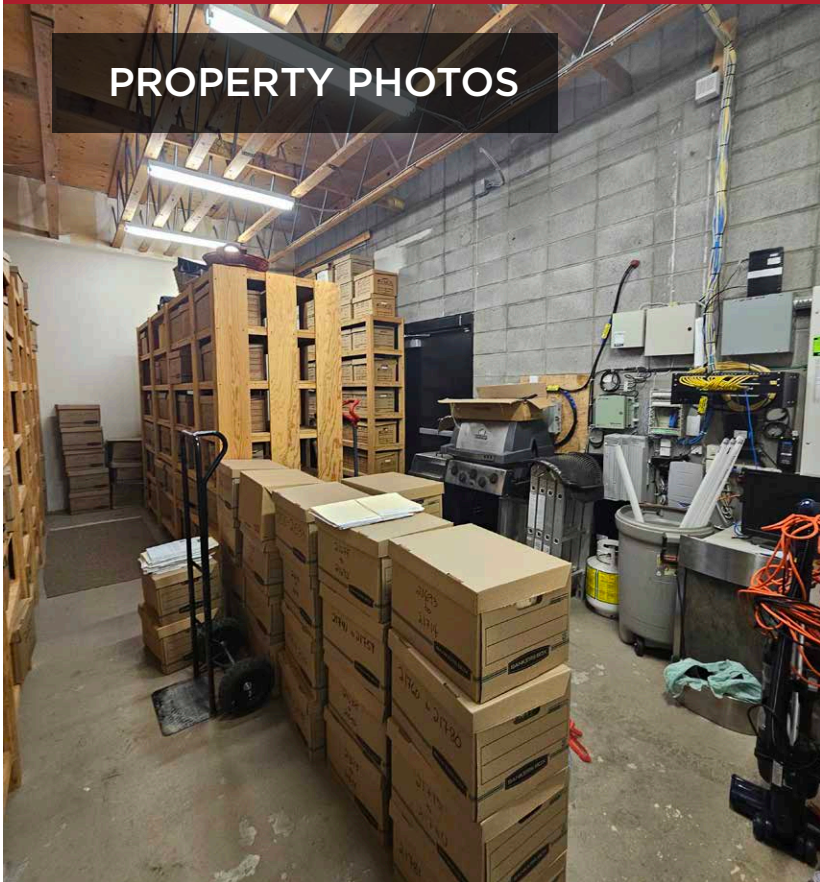
Availability:

April 1, 2025 for vacant possession

Sale Price:

\$995,000

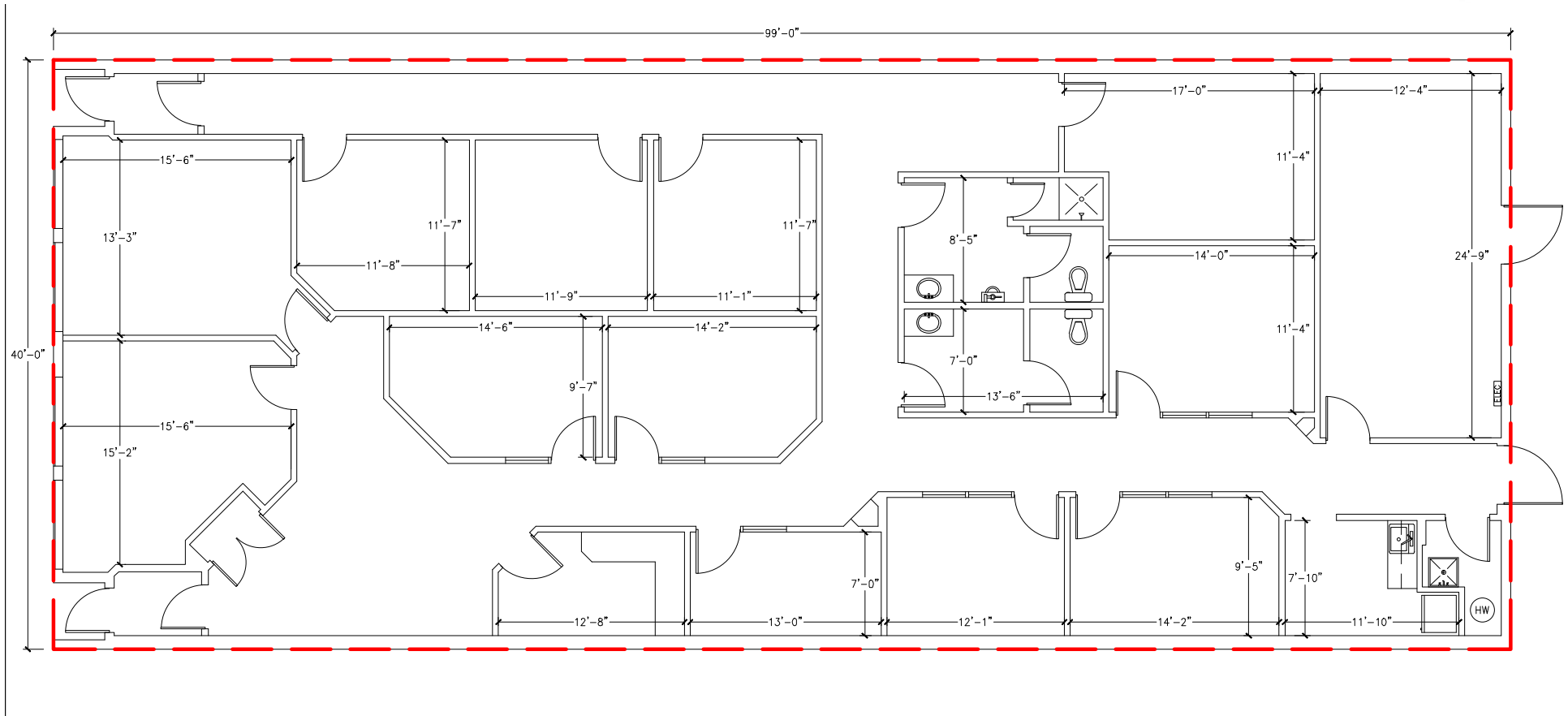
PROPERTY PHOTOS



AERIAL



FLOOR PLAN





GETTEL APPRAISALS LTD.



THE NETWORK
REAL ESTATE INTELLIGENCE

10129 - 161 STREET

10131



**CUSHMAN &
WAKEFIELD**

Edmonton

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Associate Partner

780 702 9477

scott.vreeland@cwedm.com

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