

FOR SALE



MAIN FLOOR MEDICAL COMMERCIAL CONDOMINIUM

10150 114 STREET NW,
EDMONTON, AB

RECEIVERSHIP SALE

**BUILT AS AN ORTHODONTIC CLINIC
WEST OF THE CORE**

CUSHMAN & WAKEFIELD
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PROPERTY DESCRIPTION

Rare opportunity to acquire a tenanted, main-floor commercial condominium in one of Edmonton's most established and densely populated inner-city neighbourhoods. The Property consists of two contiguous retail condominium units combined into a single $\pm 2,763$ SF premises, presently improved as a modern orthodontic clinic and occupied by Sphinx Orthodontics.

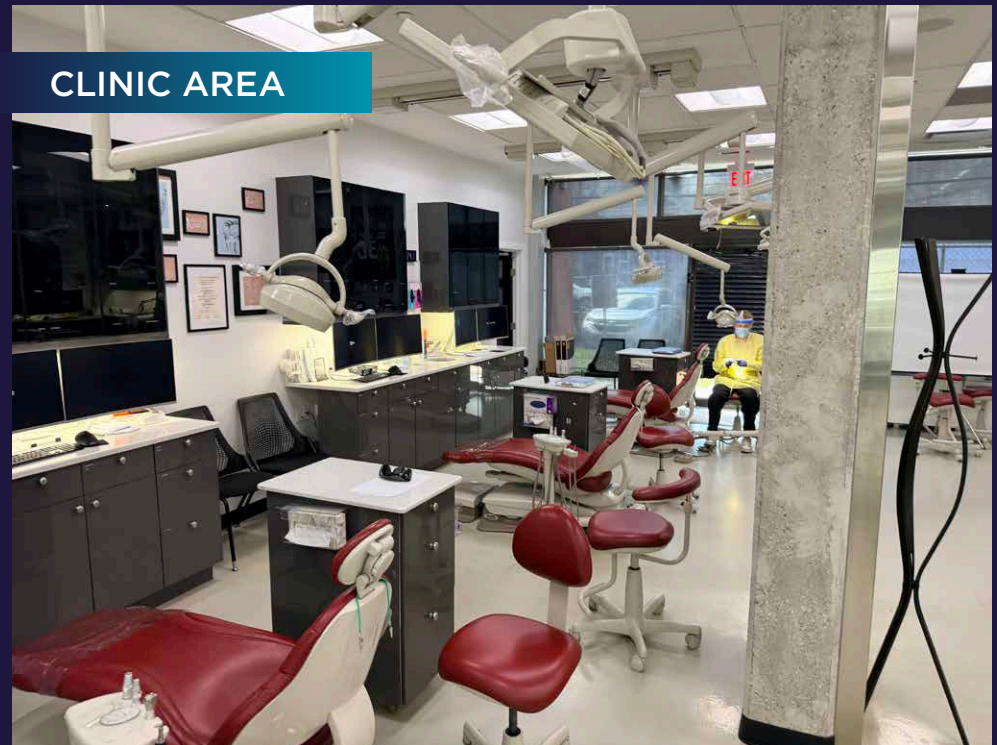
Situated at 10150 - 114 Street NW, the Property benefits from street-level exposure, front and rear access, a recently renovated medical/clinical build-out, and six dedicated parking stalls, including one underground and five above-ground stalls. The offering provides investors with an opportunity to acquire income-producing commercial real estate in a central, walkable residential node immediately west of Edmonton's downtown core. The Property forms part of The Hargate, an established mixed-use high-rise condominium complex located in Edmonton's Wihkwêntôwin / Oliver neighbourhood

The Property is being offered by way of receivership sale. Purchasers should note that tenant equipment and other tenant-owned assets are not included in the sale, and all offers will remain subject to the applicable receivership sale process and approvals.

RECEPTION

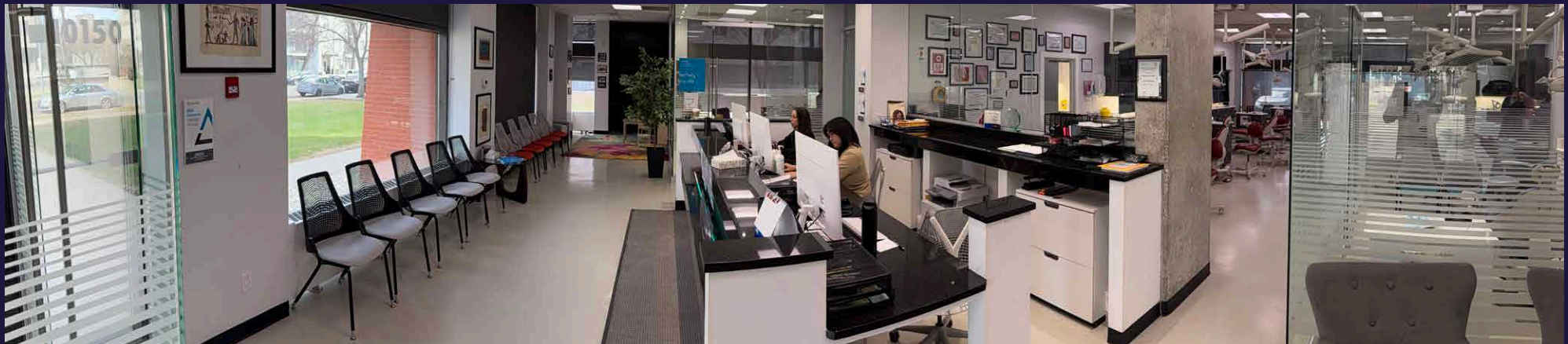


CLINIC AREA



PROPERTY SUMMARY

Municipal Address	10150 - 114 Street NW, Edmonton, AB
Offering	Receivership sale / tenanted commercial condominium opportunity
Asking Price	\$725,000.00
Size	±2,763 SF across two contiguous main-floor retail/commercial condominium units combined into one premises
Parking	1 underground stall and 5 above-ground stalls (rented)
Building	Constructed in 1979; recently renovated
Tenancy	Operated as Sphinx Orthodontics; tenant equipment and other tenant assets are excluded from the sale
Price /SF	Approximately \$262.00 /SF
Condo Fees	±\$2,103.00 + \$350.00 for parking
Base Rent	Contact Agents
CAP Rate	Contact Agents



THE NEIGHBOURHOOD

The Property is located in West Downtown outside the core in Wihkwêntôwin, (formerly known as Oliver), which is one of Edmonton's oldest and most established central neighbourhoods. The City of Edmonton accepted the new Wihkwêntôwin name in 2024; the name is a Cree word meaning "Circle of Friends."



THE NEIGHBOURHOOD

This is a highly urban, amenity-rich neighbourhood immediately west of Edmonton's downtown core. It is also one of Edmonton's largest and most diverse communities, with approximately 19,000 residents, more than 200 restaurants, bars and cafés, six parks, river valley trail access, and strong walkability, bikeability and transit access.

The area is also positioned for continued public and private investment. The City's "Imagine Jasper Avenue" project is improving the Jasper Avenue corridor from 109 Street to 124 Street with wider sidewalks, upgraded streetscaping, improved lighting, enhanced pedestrian crossings, and full roadway reconstruction. The City describes the project goal as restoring and elevating Jasper Avenue as Edmonton's premier Main Street and a more comfortable transportation corridor for all forms of travel.



AERIAL VIEW



UNITY SQUARE/VILLAGE

ROGERS PLACE

STONY PLAIN ROAD

BREWERY DISTRICT

104 AVENUE

MACEWAN UNIVERSITY

CITY CORE



114 STREET

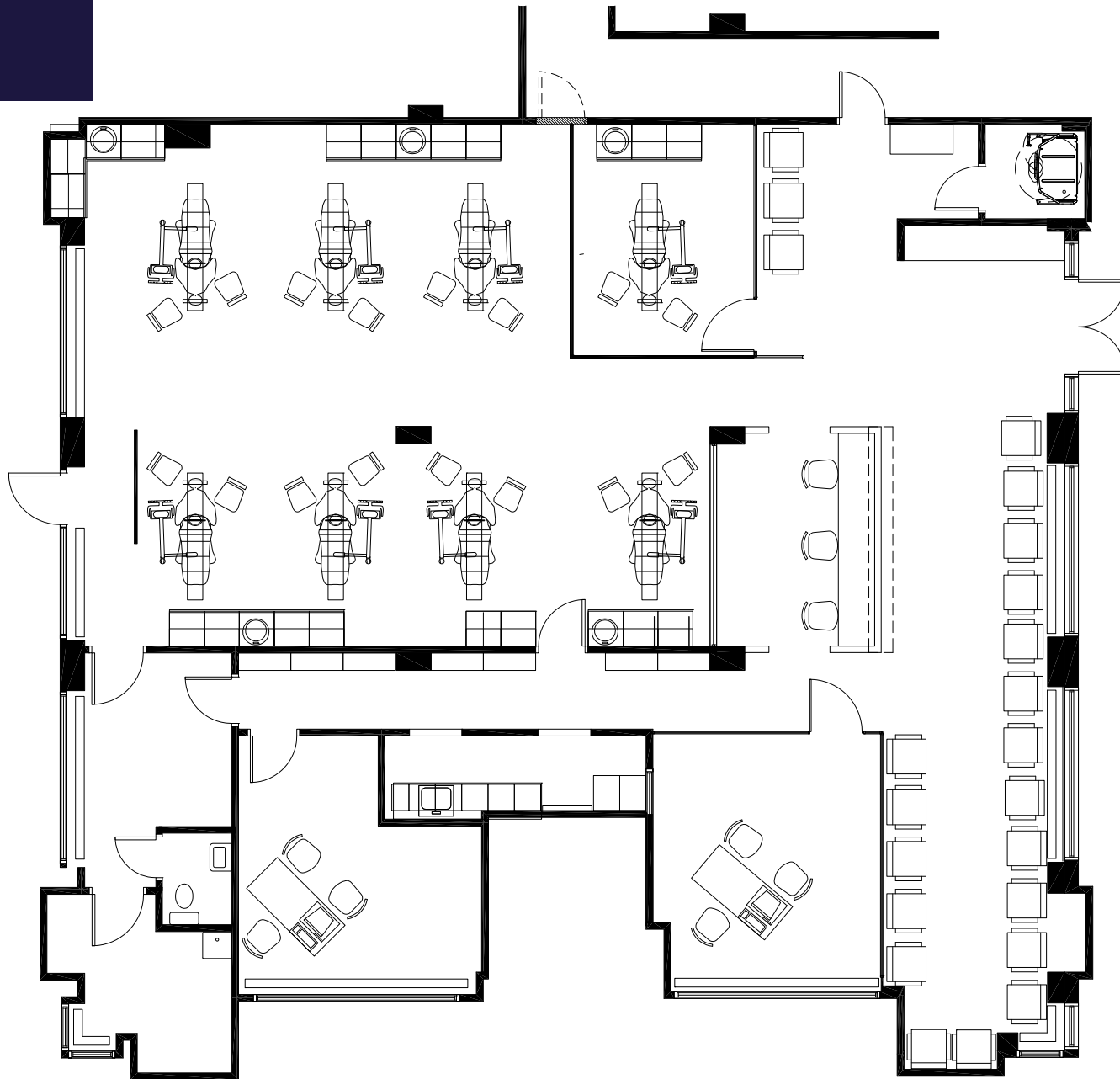
109 STREET

JASPER AVENUE

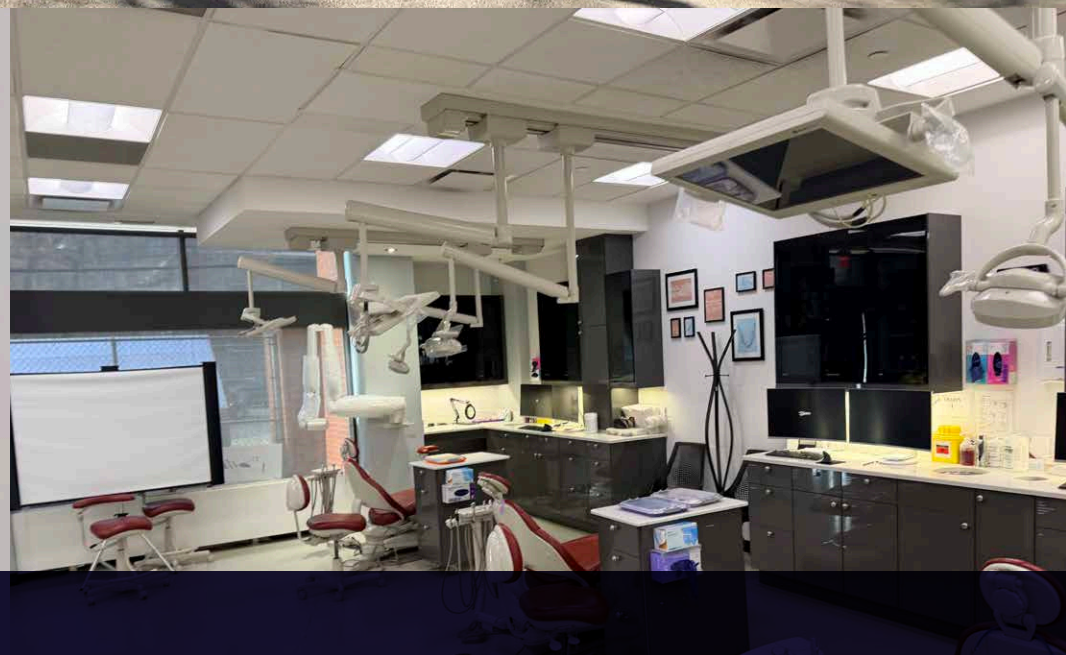
ALBERTA LEGISLATURE



FLOOR PLAN



*Note: actual layout may vary



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