

FOR SALE

PRICE REDUCED

**PROMINENT WEST
EDMONTON LOCATION**

1,763 SF WELL
DESIGNED OFFICE
CONDO FOR SALE

WEST BLOCK BUILDING

209, 14101 WEST BLOCK DRIVE,
EDMONTON, AB



**CUSHMAN &
WAKEFIELD**
Edmonton

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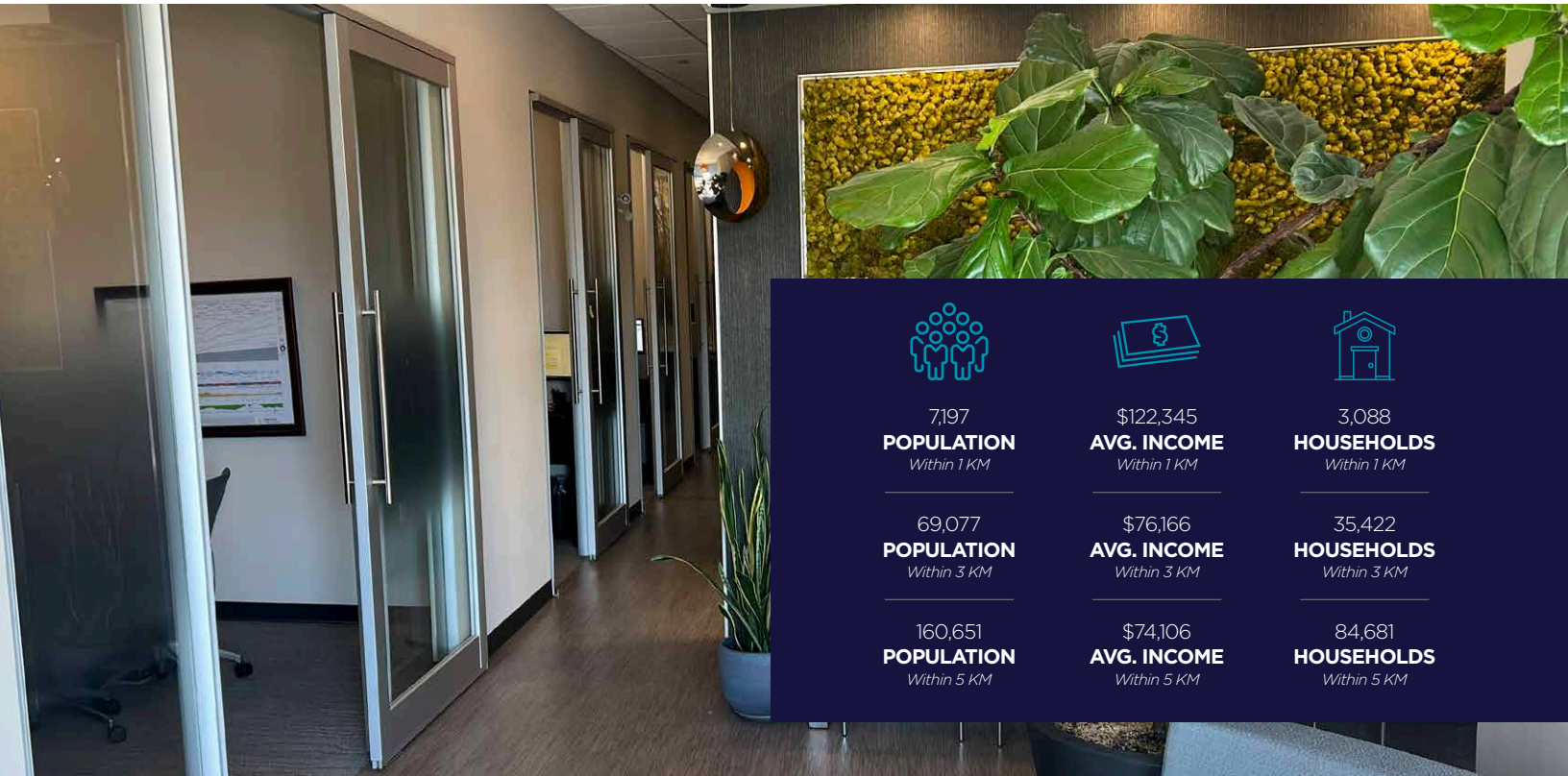
**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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PROPERTY HIGHLIGHTS

- Set within the desirable Glenora community, this property occupies a prominent corner at 142 Street and Stony Plain Road, delivering outstanding visibility and strong exposure
- High-quality construction with contemporary finishes, high ceiling heights and lots of glazing
- Unit is built-out with reception, 7 offices, meeting room, 1 workstation, reception, kitchenette, coffee bar, lounge, and large, 485 SF, private outdoor balcony patio
- Excellent connectivity to downtown Edmonton and surrounding affluent residential areas
- Pedestrian-friendly, transit-oriented site with Valley Line West LRT access nearby
- Unit includes six underground parking stalls with additional underground and surface parking available for visitors
- On-site and nearby amenities include health and wellness clinics, personal services and specialty retail and food offerings

PROPERTY DETAILS

MUNICIPAL ADDRESS:	209, 14101 West Block Drive Edmonton, AB	PARKING	6 total Underground stalls - includes 4 single stalls and 1 tandem
LEGAL DESCRIPTION:	Plan 1922316, Unit 9 (Office) Plan 1922316, Units 24, 25, 35, 36 & 37	AREA AVAILABLE	Unit 209: 1,763 SF plus approximately 485 SF exclusive use balcony
ZONING:	Direct Control (DC(20753))	2026 PROPERTY TAXES	\$23,099 per annum \$410 per UG stall/annum
NEIGHBOURHOOD:	Glenora	ELEVATOR ACCESS	Yes
BUILDING SIZE:	221,693 SF	CONDO FEES	\$1,668.27 per month
BUILT:	2019	REDUCED ASKING PRICE	\$1,125,000 \$1,075,000



7,197
POPULATION
Within 1 KM



\$122,345
AVG. INCOME
Within 1 KM



3,088
HOUSEHOLDS
Within 1 KM

69,077
POPULATION
Within 3 KM

\$76,166
AVG. INCOME
Within 3 KM

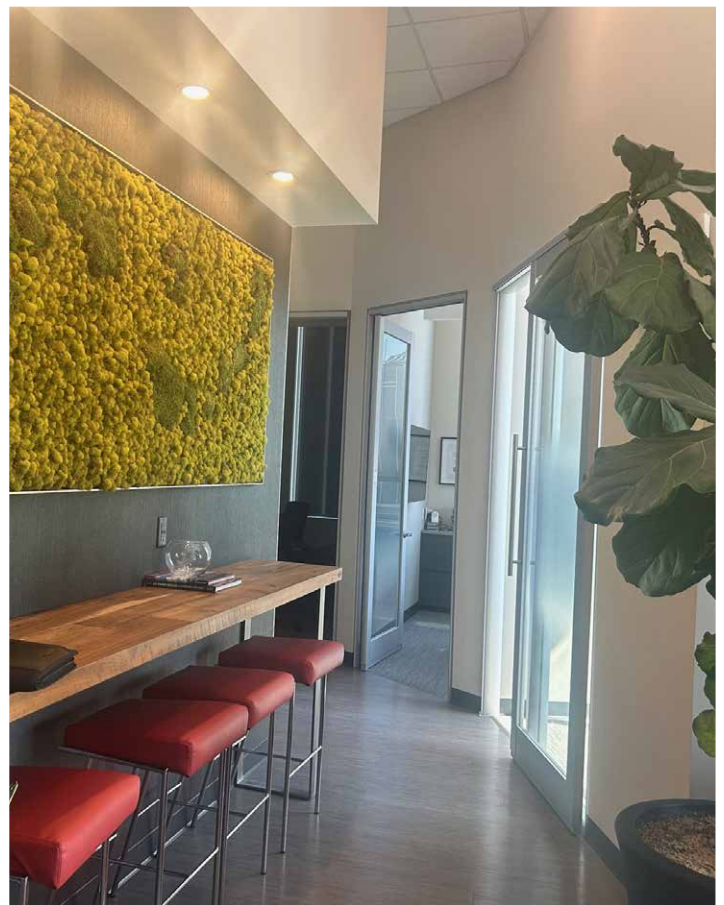
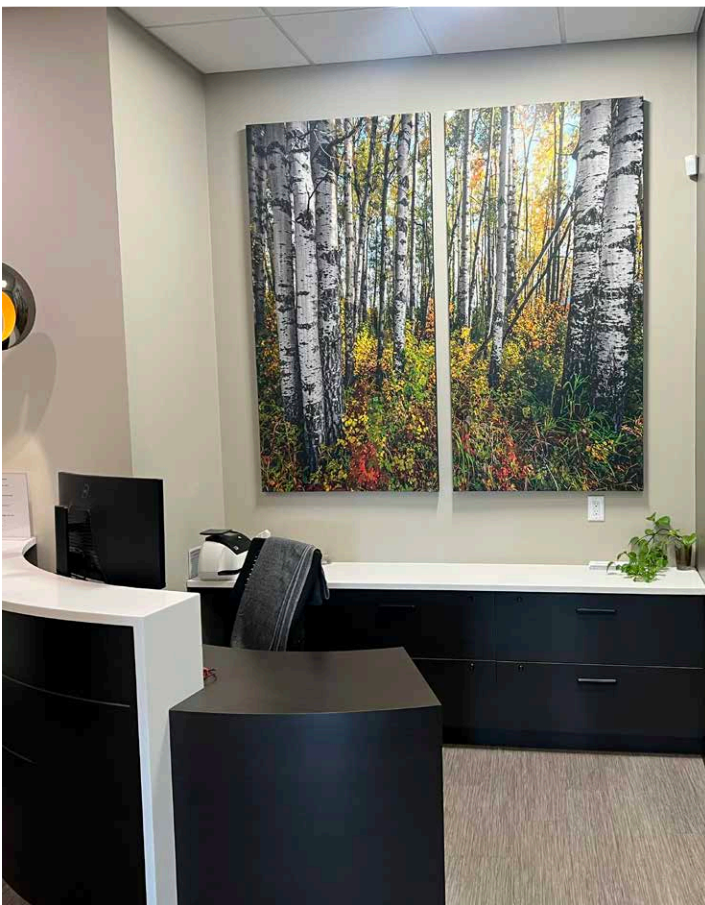
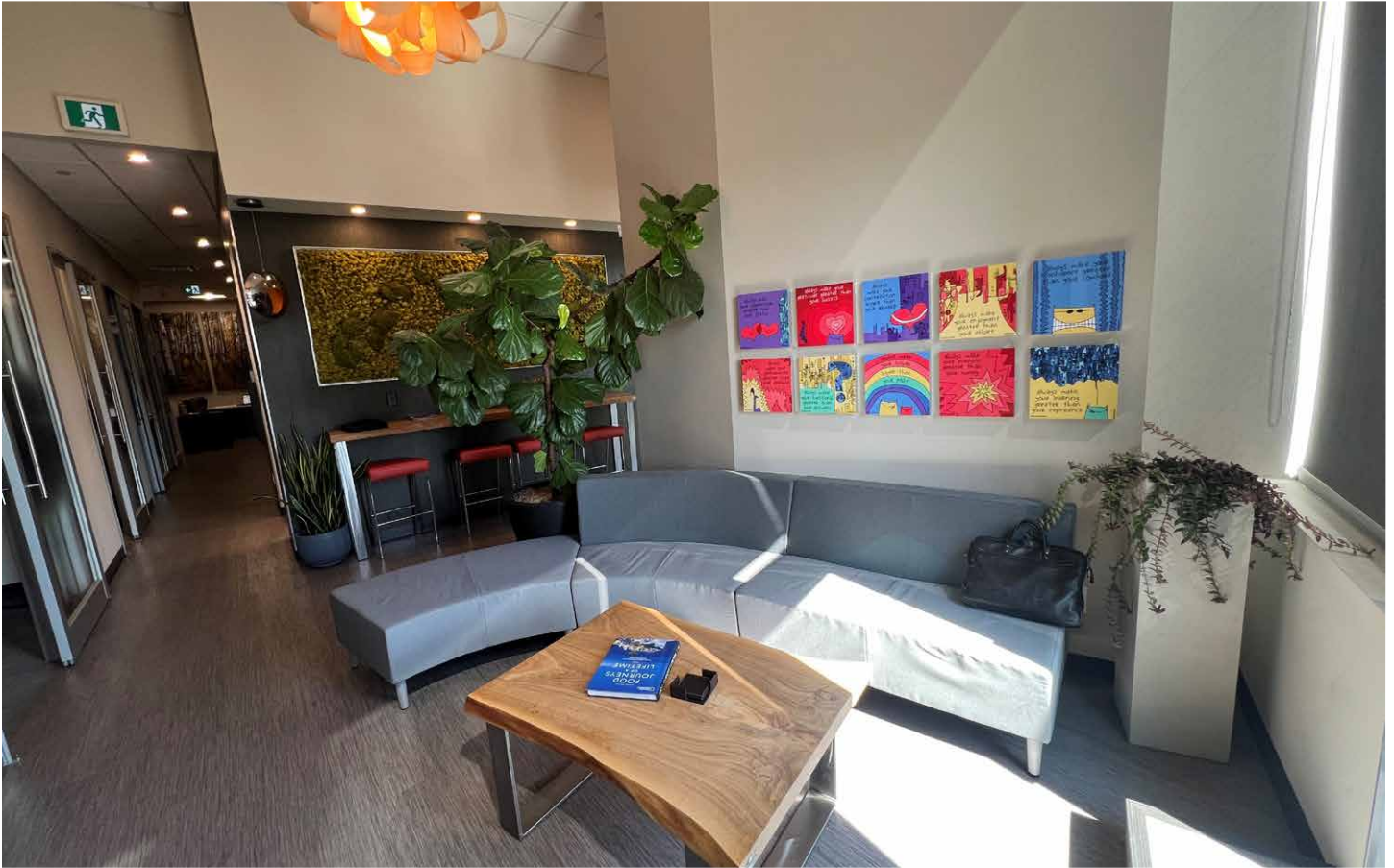
35,422
HOUSEHOLDS
Within 3 KM

160,651
POPULATION
Within 5 KM

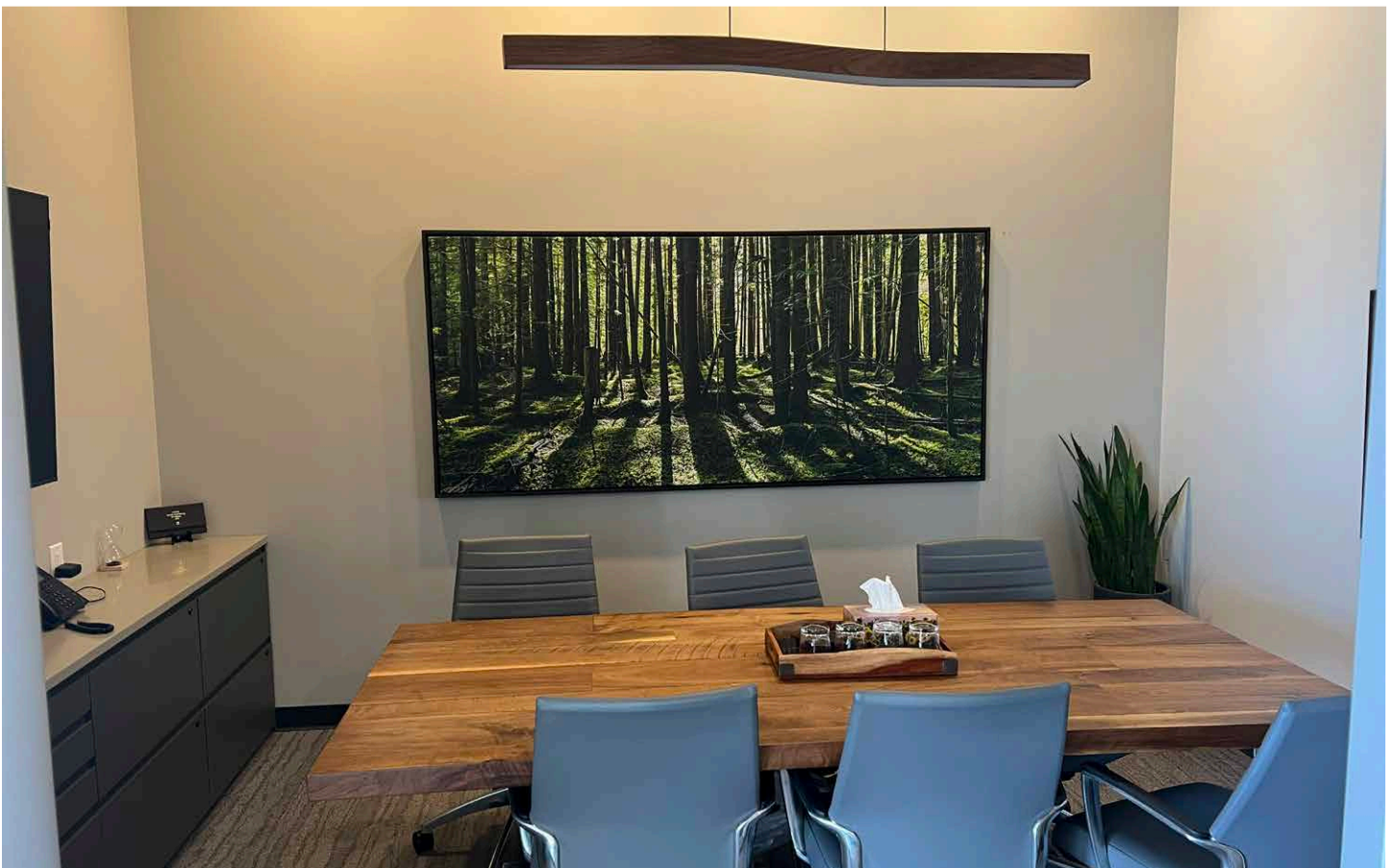
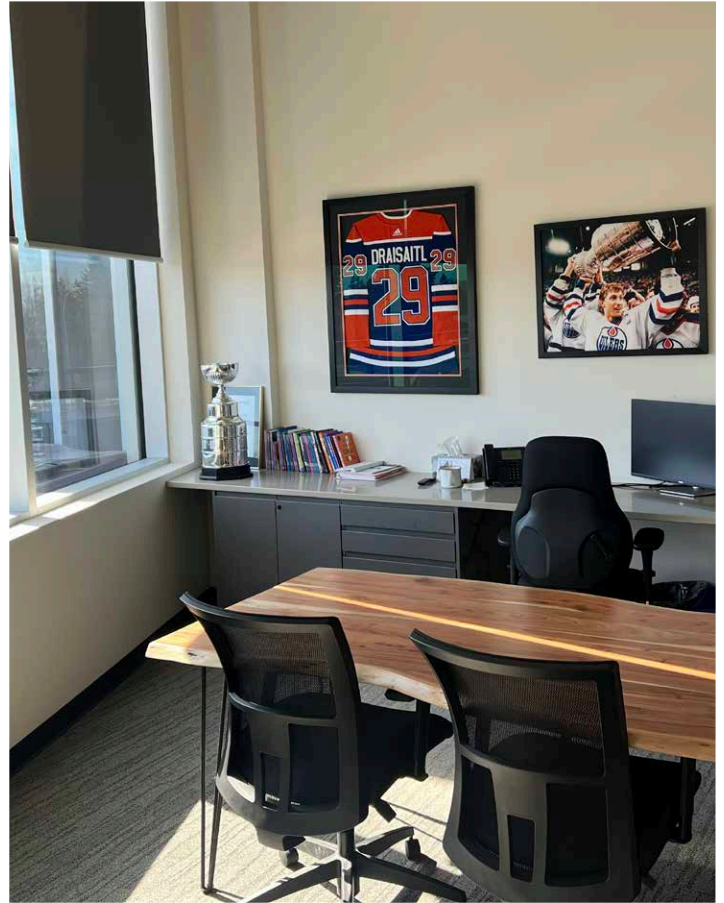
\$74,106
AVG. INCOME
Within 5 KM

84,681
HOUSEHOLDS
Within 5 KM

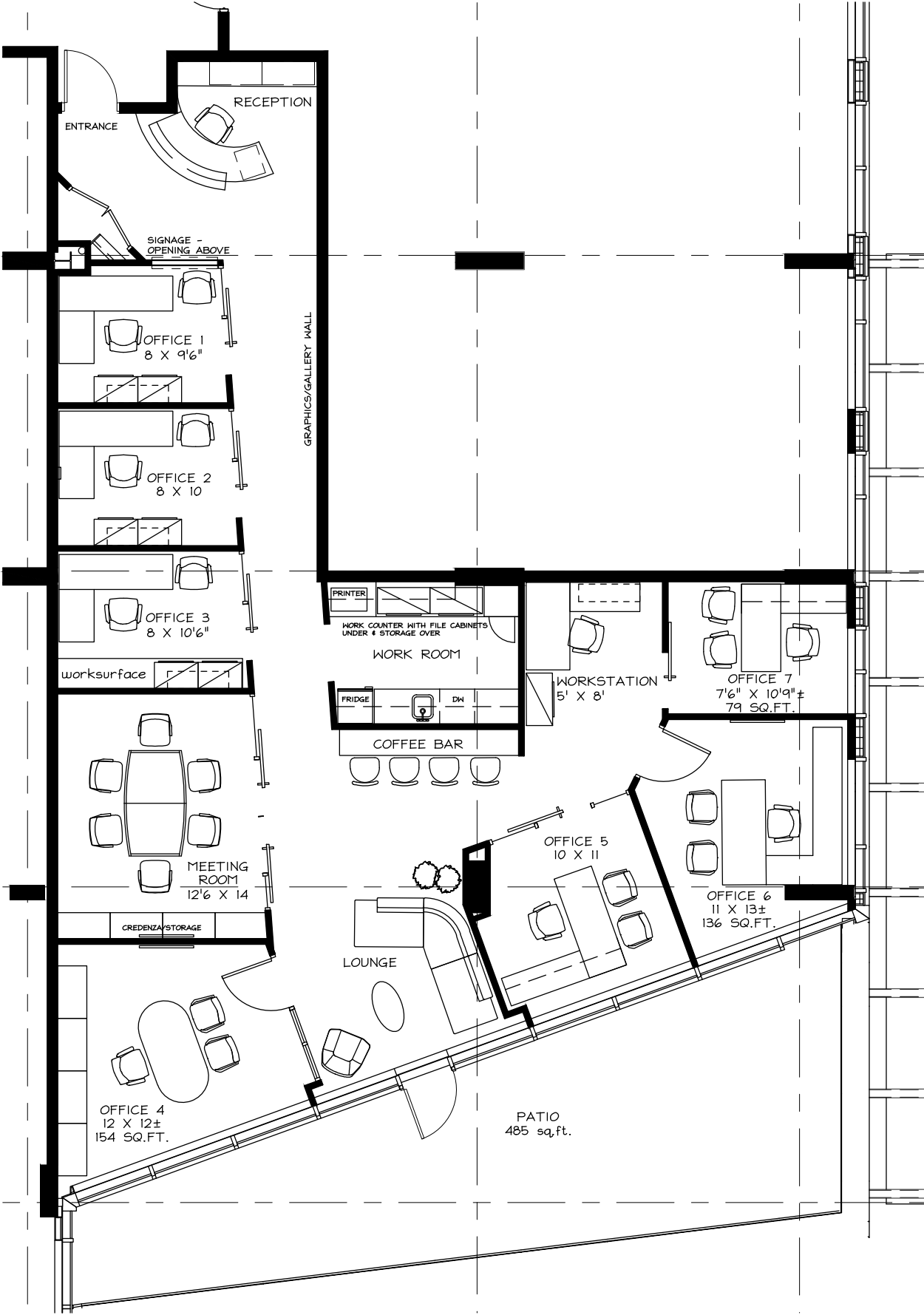
PROPERTY PHOTOS



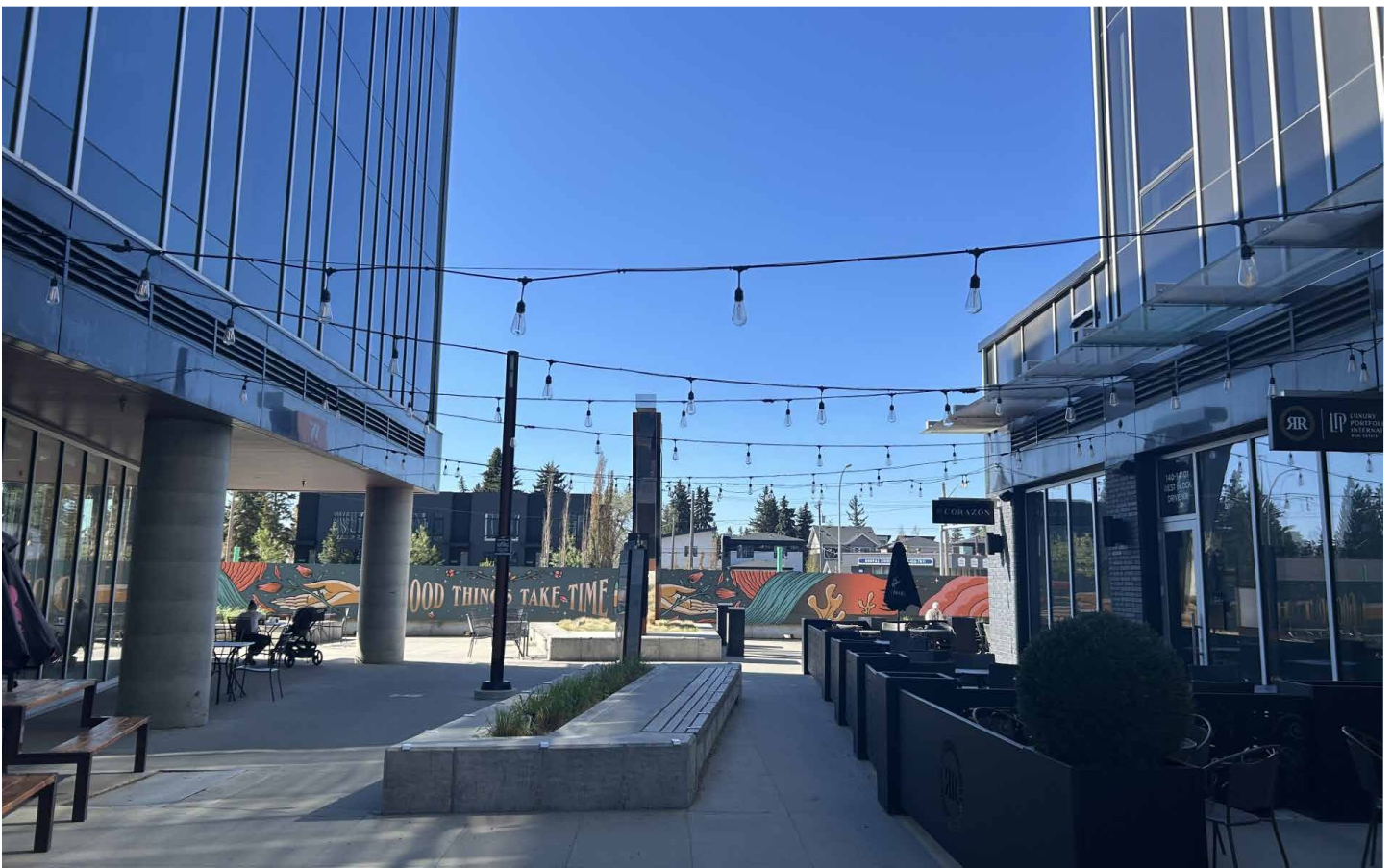
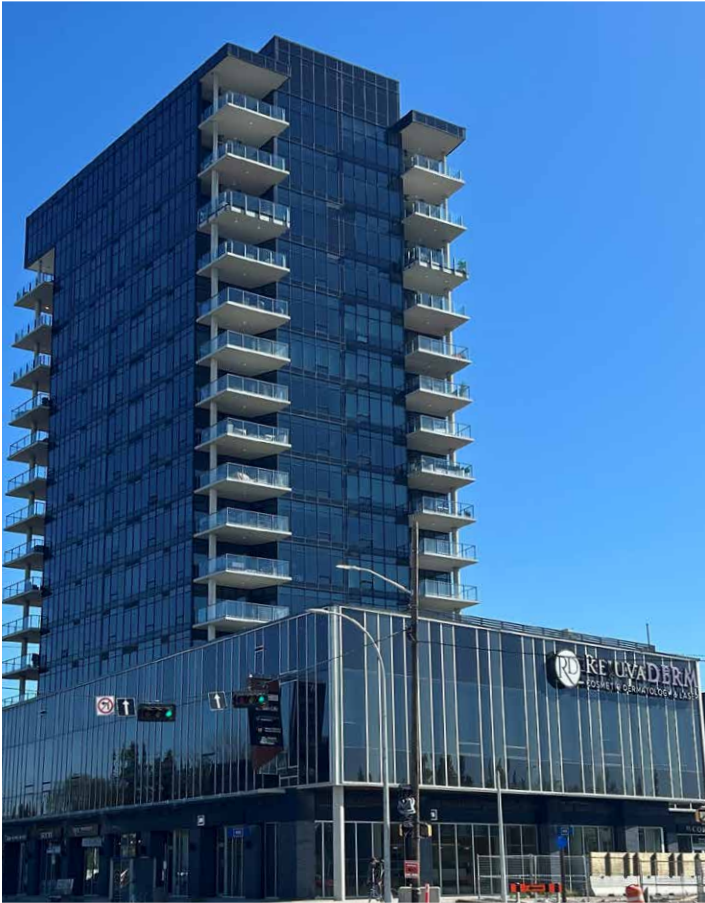
PROPERTY PHOTOS



FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS





107 AVENUE

142 STREET (18,279 VPD 2024)



102 AVENUE (20,349 VPD 2024)

Shane Asbell

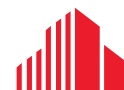
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