



FOR SALE

\$99,900

COMMERCIAL CONDO FOR SALE

11520 100 Ave NW, Edmonton

RE/MAX Excellence Commercial Division is pleased to present an exceptional commercial ownership and business opportunity in Edmonton's highly sought-after Oliver District.

this 1004 main-floor condominium includes a fully built-out, high-end hair salon business and is located within Academy Place, a mixed-use development featuring professional offices, restaurants, and 127 residential suites.

Zoned DC1, the property supports a variety of business uses and benefits from a highly visible corner location with strong pedestrian and vehicle traffic. Surrounded by high-rise residences and just one block from Grant Notley Park and the River Valley, the area offers consistent foot traffic and long-term appeal.

The sale includes the commercial condo, the established hair salon business, and a private underground parking stall, with ample street parking and an on-site parkade providing convenient access for clients and owners.

Legal Address	Condo Plan 7620380, Unit 4
Sale Price	\$99,900
Lot Size	± 0.48 Acres
Unit Size	1004
Year Built	1969
Zoning	DC1 - Direct Development Control
Parking	1 Exclusive Stall Included
Condo Fees	\$2,198.32 - Includes all utilities.
Property Taxes	\$6,290.89 (2025 Actual)

[Virtual Tour](#)

[Photo Gallery](#)

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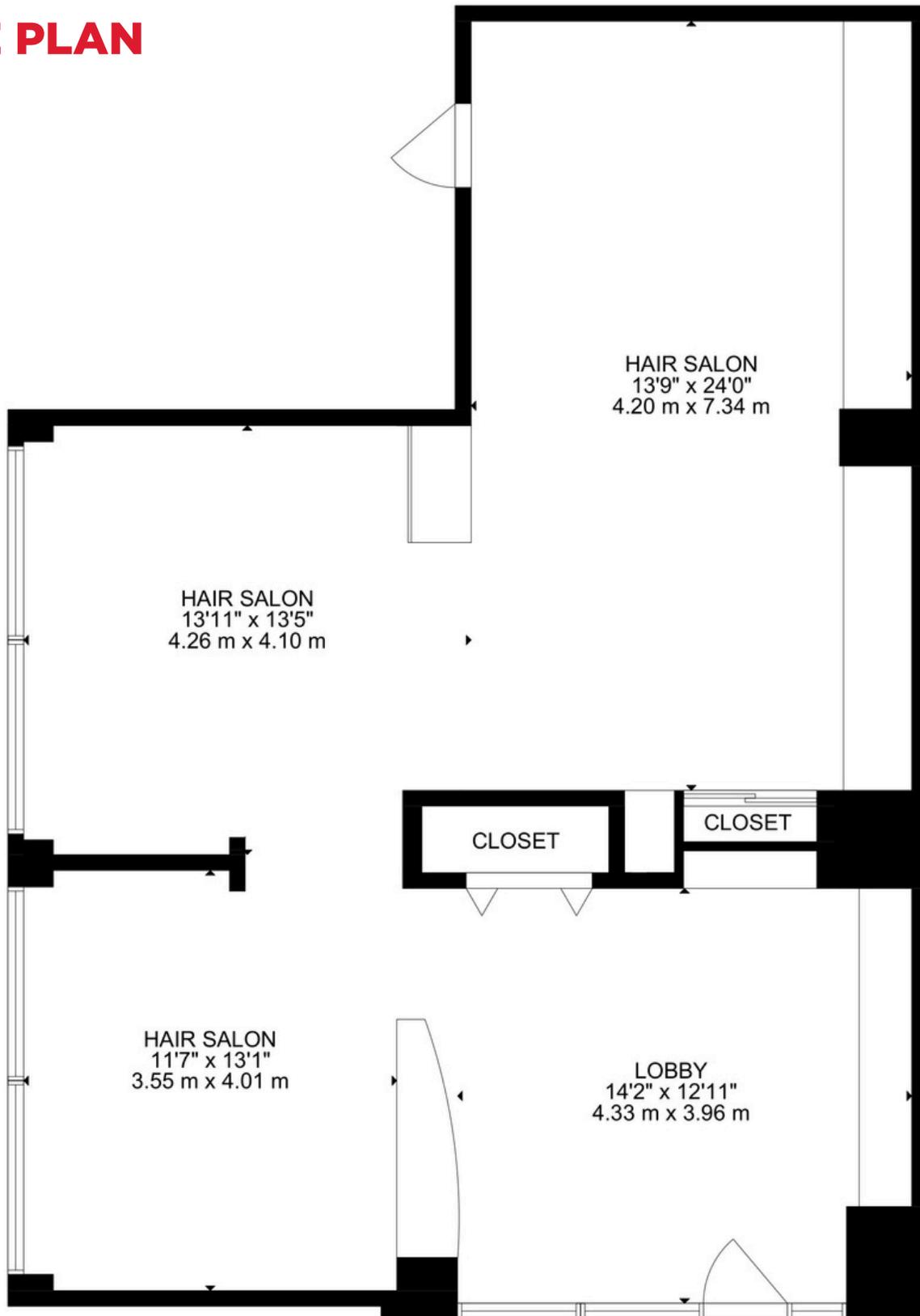


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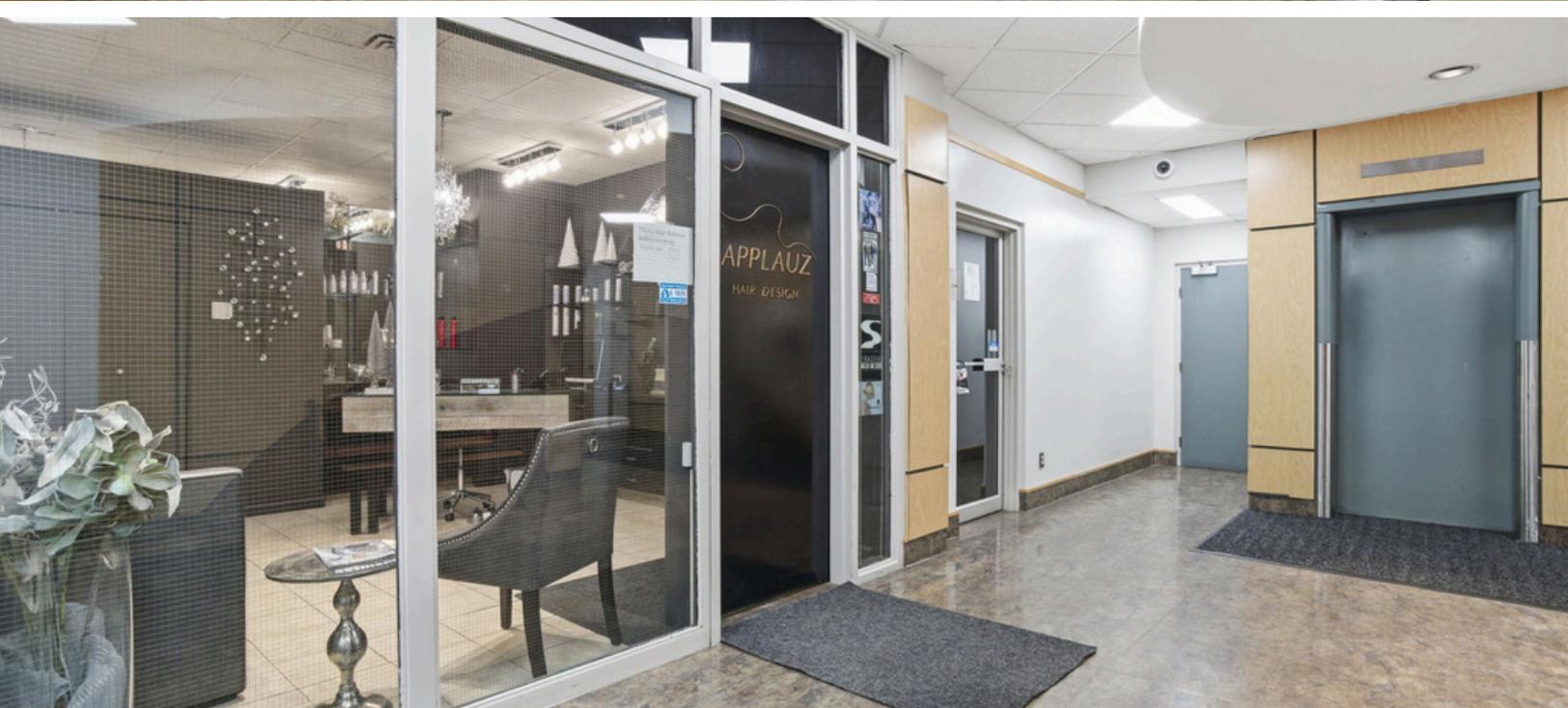
SITE PLAN



GROSS INTERNAL AREA

TOTAL: 926 SQ FT, 86 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ACCESS:

Government ETS Station	12 Minute Walk	1.2 KM
Corona ETS Station	14 Minute Walk	1.3 KM
Bay Enterprise Square ETS Station	19 Minute Walk	1.7 KM
University ETS Station	7 Minute Drive	4.7 KM
Edmonton VIA Rail Canada	8 Minute Drive	5.4 KM



Wihkwentôwin

104 AVENUE NW

2

2

109 AVENUE NW

JASPER AVENUE



100 AVENUE NW

Downtown

1.



2.





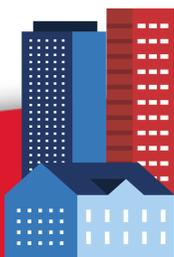
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