



**FOR SALE/LEASE**

**OFFICE/RETAIL**

# PREMIUM OFFICE/RETAIL CONDO

10155 112 Street Northwest, Edmonton, Alberta

## Property Description

Move-in ready, street front, main level office/retail space available for sale or lease. Easily accessible high-visibility location. Suitable for various office usages including lawyers, accountants, immigration, and other consultants, and many retail usages including, hair, nail, massage, spa, etc. Well-maintained property with low op cost. All utilities are separately metered. It comes with two heated titled parking stalls. Tons of street front and back-side customer parking available. Public transportation and all amenities are close by. Please check it out.

**\$335,000**

SALE PRICE

**\$20 /SF/YR**

LEASE RATE

**1,108 SF**

LEASABLE SPACE

**2007**

YEAR BUILT

## Syamal Raha

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**RE/MAX**  
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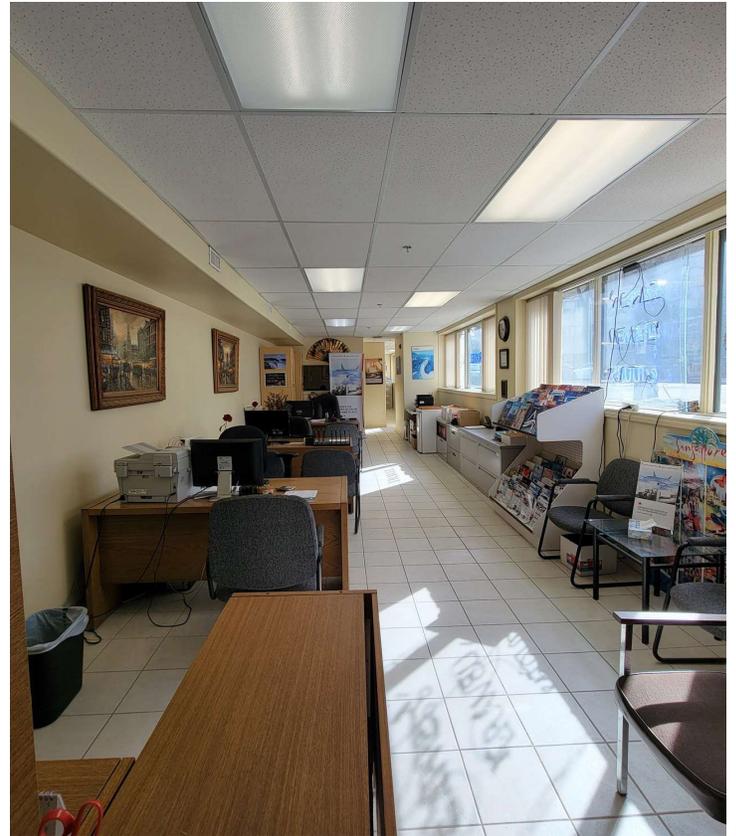
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# PROPERTY INFO

## Property Details

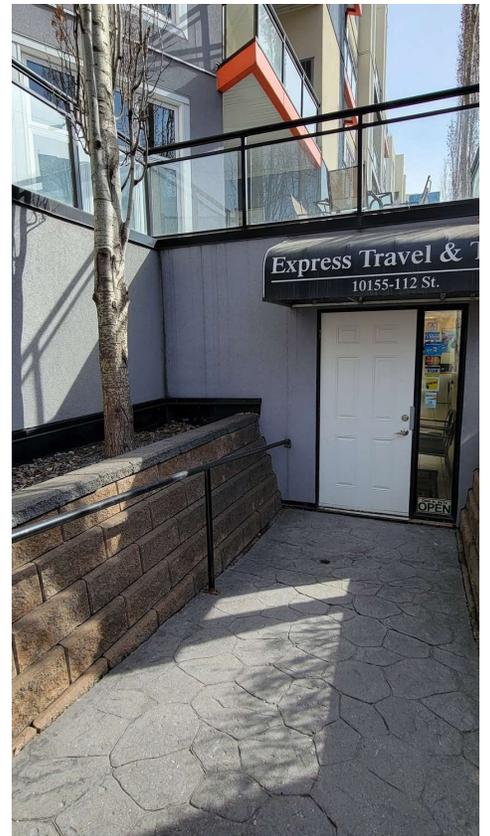
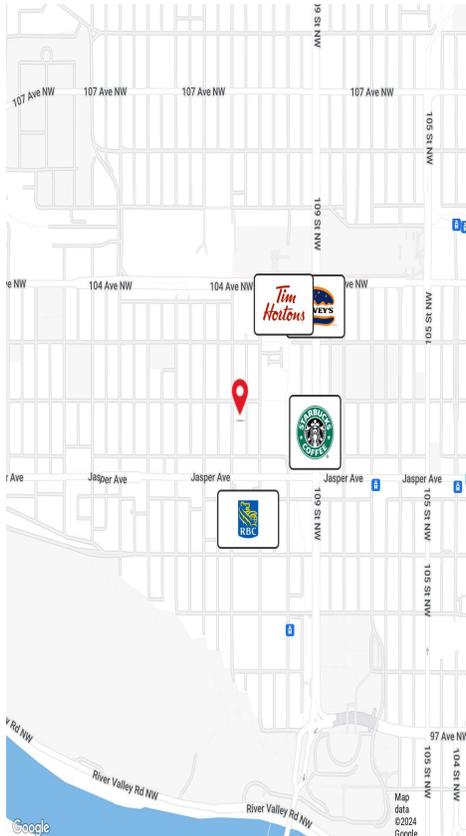
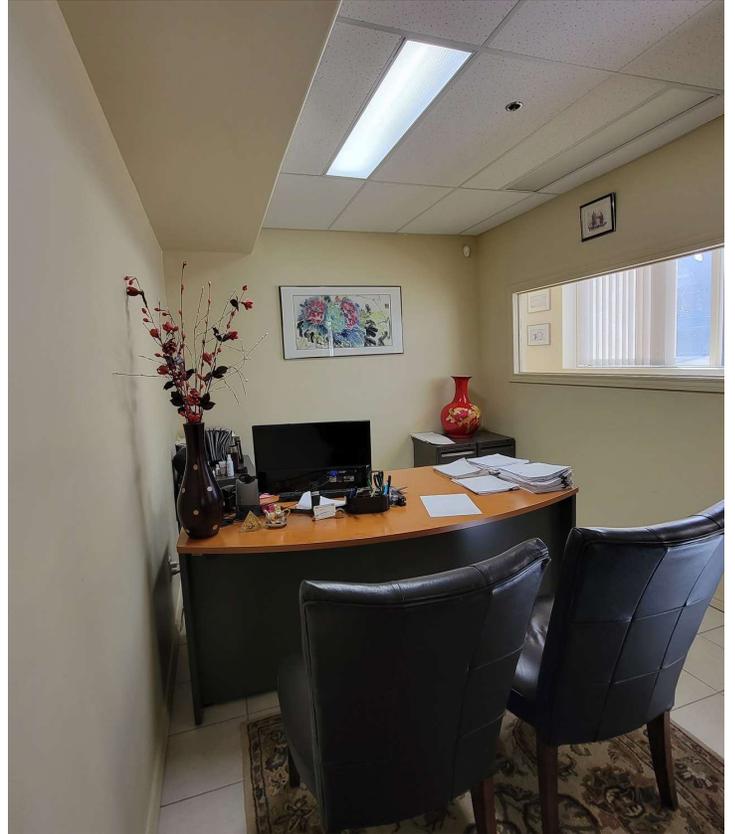
Address	10155 112 Street NW
Legal Description	P 0424882, U 92
Zoning	MU (Mixed Use)
Unit Factor	123
Year Built	2007
Space Size	1,108
Parking	2 Heated + Front & back
Tax	\$8,577.67 (2023)
Condo Fee	\$501.27/m
Op Cost	\$13.17/SF/YR



## Property Highlights

- Turnkey Office/Retail Space
- High Visibility Prime Location
- Direct Walk-in Access
- Well-maintained
- Close To All Amenities
- Public Transport Available
- 2 Heated Titled Parking
- Ample Customer Parking

# PHOTOS & MAP



# ADDITIONAL PHOTOS

