

FOR SALE

GLENWOOD OFFICE CONDO

15736 - 100 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 1,226 sq ft ± main floor, move-in ready office condo
- Ideal for a variety of professional users
- Building signage available, transit routes and amenities nearby
- Electric roll shutters
- Excellent access to 100 Avenue, 149 Street and 170 Street

CONTACTS

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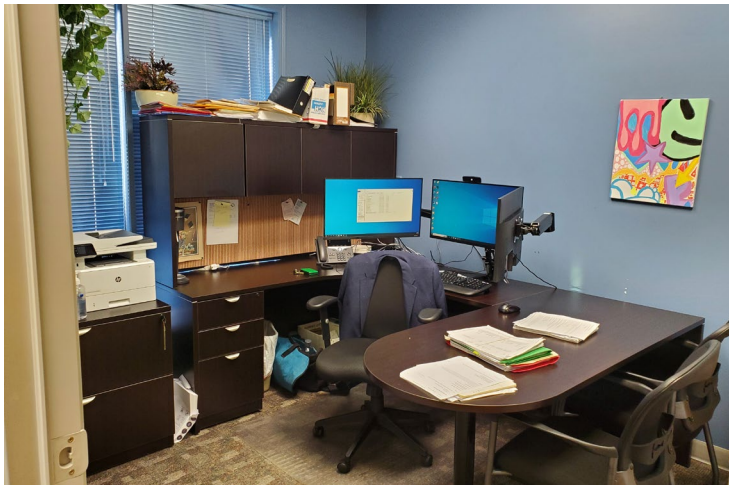


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For Sale Glenwood Office Condo, 15736 - 100 Ave NW, Edmonton



Property Information

MUNICIPAL ADDRESS	15736 - 100 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 8820043; Unit: 2
ZONING	DC2
PROPERTY TYPE	Office Condominium
NEIGHBOURHOOD	Glenwood
SIZE	1,226 sq ft (+/-)
SIGNAGE	Facade
PARKING	Scramble
INTERNET	Shaw Fibre
POSSESSION	Immediate

Financial Information

SALE PRICE	\$388,000.00 \$366,000.00
CONDO FEES	\$651.00/month (2023)
PROPERTY TAXES	\$7,035.89/annum (2023)

- Build out includes reception, boardroom, open work area, 2 washrooms (with shower), kitchenette, server room, utility room
- Air conditioned
- Direct exposure to 100 Avenue
- Other businesses in the complex include a hair salon, retail store, chiropractor and restaurant

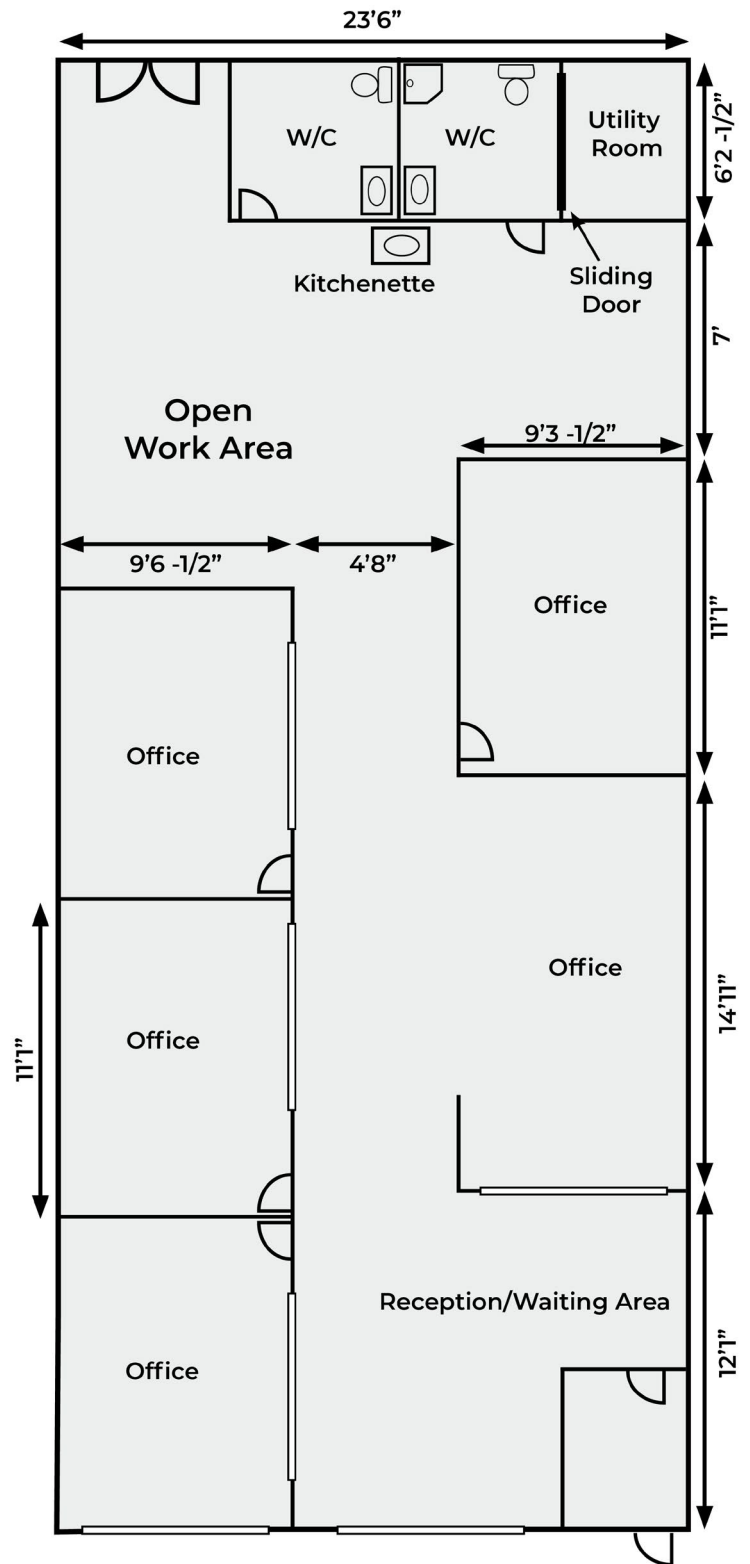


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(For illustration purposes only, actual may vary)

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Quality Based on **Results**, Not **Promises**.



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WE BELIEVE:

- The clients' needs are our primary concern.
- Properties should be aggressively marketed using creative sales techniques.
- Service means personal and frequent contact.
- The best approach is a candid and honest one.
- Quality is measured by performance, not promises.



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