

# 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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#201, 9038-51 Avenue NW, Edmonton, AB T6E 5X4

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### Property Information

MUNICIPAL ADDRESS	15736 - 100 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 8820043; Unit: 2
ZONING	<a href="#">DC2</a>
PROPERTY TYPE	Office Condominium
NEIGHBOURHOOD	Glenwood
SIZE	1,226 sq ft ±
SIGNAGE	Facade
PARKING	Scramble
INTERNET	Shaw Fibre
POSSESSION	Immediate

### Financial Information

SALE PRICE	<del>\$388,000.00</del> \$366,000.00
CONDO FEES	\$651.00/month (2022)
PROPERTY TAXES	\$7,894.80/annum (2022)

- 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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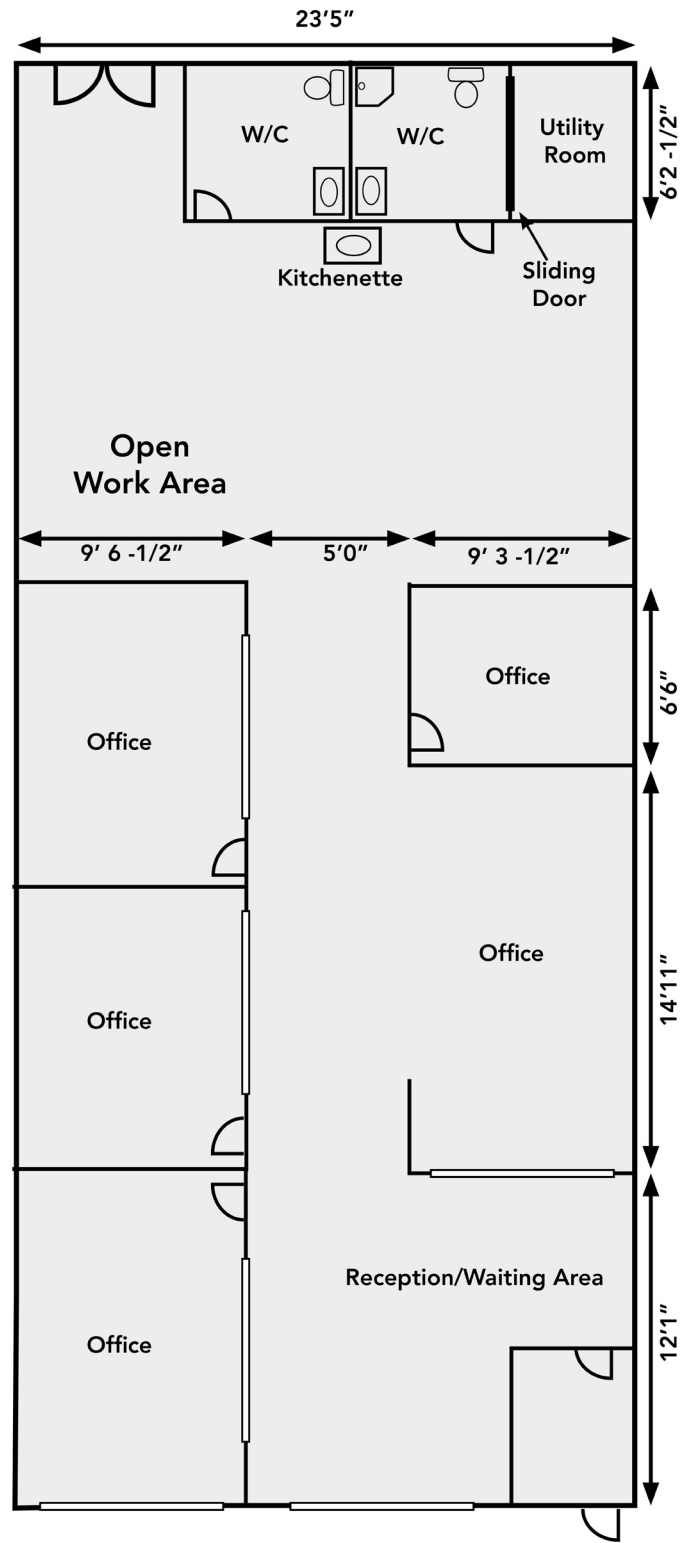
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Floor Plan



(For illustration purposes only, actual may vary)



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

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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 The offering may be withdrawn at any time without notice or cause.