



**SITE**

104 AVENUE NW

107 STREET NW

103 AVENUE NW

**CUSHMAN & WAKEFIELD**  
Edmonton

**FOR SALE**  
**DISTRICT MOTO**  
**RETAIL/OFFICE**  
**CONDO UNIT**

#143, 10309 107 Street NW,  
Edmonton, AB

**BEAUTIFULLY**  
**APPOINTED**  
**DOWNTOWN**  
**RETAIL CONDO**

**Adrian Ambrozuk**  
Associate Partner  
780 733 6406  
adrian.ambrozuk@cwedm.com

**Jordan Murray**  
Senior Associate  
780 429 9399  
jordan.murray@cwedm.com

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## THE OPPORTUNITY

- Centrally located retail/office condo unit in a concrete building with high end finishings on two levels.
- Presently fixtured as a cafe/bar over two levels
- 2 titled underground parking stalls included in sale.
- Zoning: Urban Warehouse (UW).
- Designed for a variety of retail and office uses.
- Sale price: \$995,000.00



# PROPERTY DETAILS

<b>Municipal Address:</b>	#143, 10309 107 Street NW, Edmonton, AB
<b>Legal Description:</b>	Plan 0526463; Unit 25
<b>Zoning:</b>	Urban Warehouse (UW)
<b>Neighbourhood:</b>	Downtown Edmonton
<b>Building Size:</b>	+/- 2,700 SF
<b>Built:</b>	1995
<b>Property Tax:</b>	\$5,139.43
<b>Parking:</b>	2 stalls (Units 134 & 135)





# INTERIOR PHOTOS







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