



Full Floor Opportunity With
Exclusive Patio Access

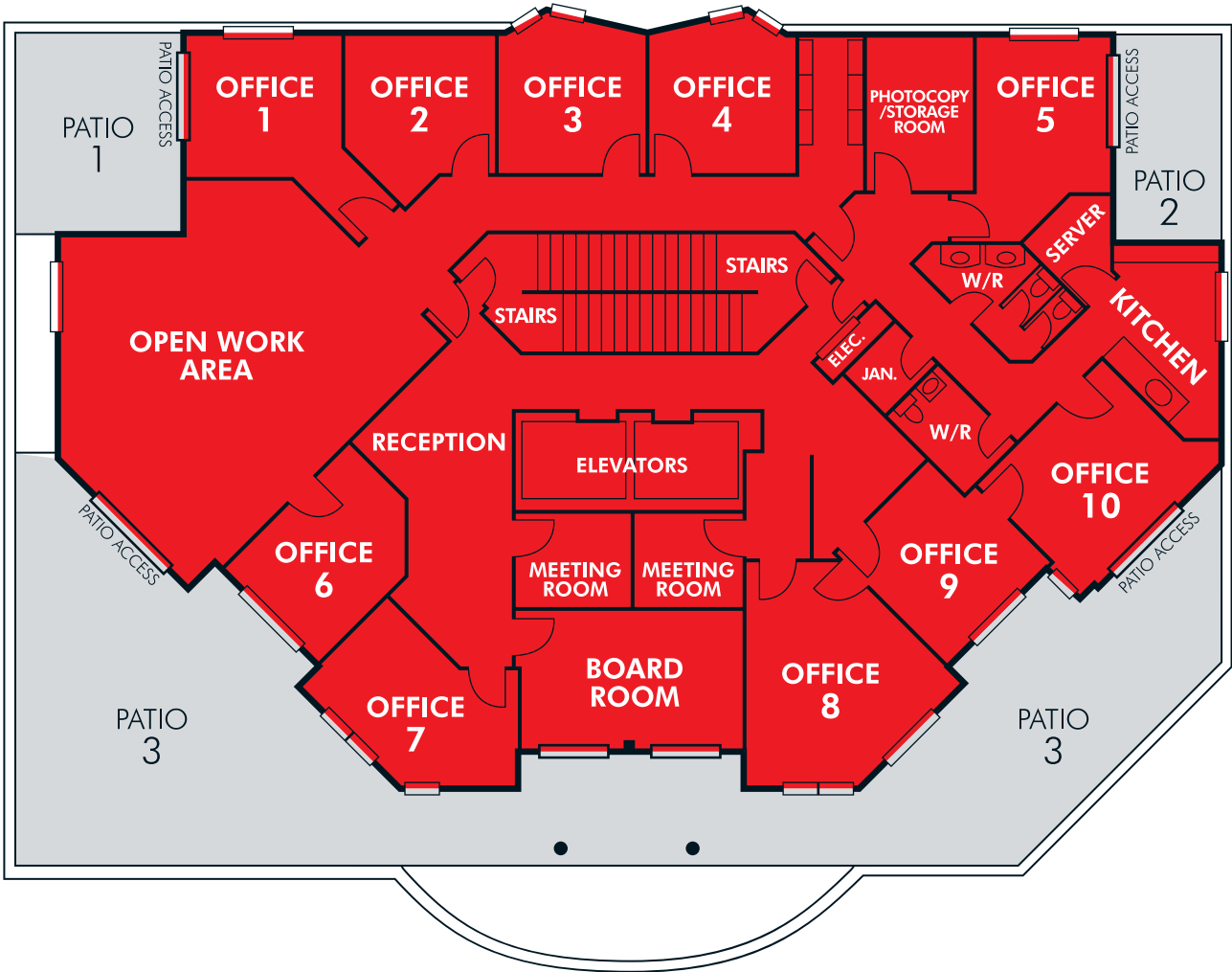
Judicial Sale

OMEGA OFFICE CONDO

#201, 10504 99 Avenue | Edmonton, AB

Property Details

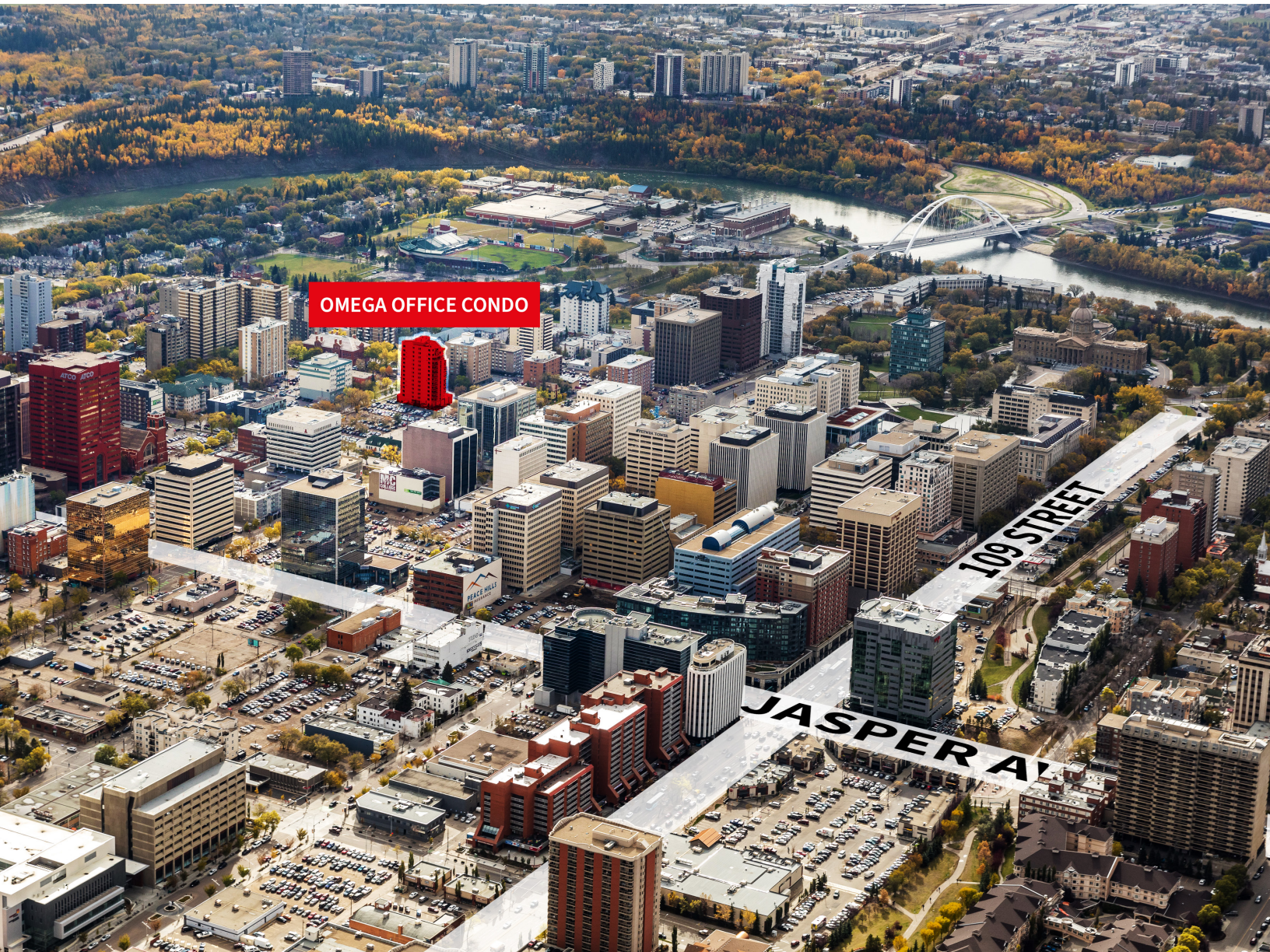
Legal Description	Plan 0523634, Unit 2
Zoning	RMU - Residential Mixed Use
Built	2006
Area Available	Full 2nd Floor: 4,700 SF
Asking Price	\$1,300,000
Per SF Value	\$277.00
Property Taxes 2022	\$36,500.00
Condo Fees	\$6.38 per SF/Annum
Available	Immediately



Property Highlights

- Ideal for medical and professional users to cater to an abundance of residential clientele.
- Rare opportunity to occupy full floor in downtown Edmonton for only 4,700 SF
- Located just 2 blocks south of Jasper Avenue and 3 blocks from LRT stations (Cornona & Bay/Enterprise)
- 3 private balconies totaling 2,100 sq. ft.
- Fully developed areas include reception with 2 waiting areas, 10 offices, open work space area, 1 boardroom, 2 meeting rooms, kitchen, storage, filing and server rooms.
- Prominent and private reception serviced by 2 elevators.
- Building amenities include a tenant-only gym and Bistro 99 Cafe, both located on the main floor.
- Ample parking in immediate area.
- Immediate access to many downtown amenities and Edmonton's river valley trail system and views.





For more information or to view, please contact:

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