

100 & 200 9943 - 109 Street

EDMONTON, AB

JUDICIAL SALE

High Exposure Office/Retail Condo



HILLARY WILLIAMS

Associate Vice President
+1 (587) 881 0170
Hillary.Williams@jll.com

CHAD BODDEZ

Senior Vice President
+1 (780) 328 2567
Chad.Boddez@jll.com

RORY WUTZKE

Associate (Unlicensed)
+1 (780) 328 2578
Rory.Wutzke@jll.com



OVERVIEW

This two-floor office/retail condominium offers an ideal owner/user opportunity in downtown Edmonton. The main floor features a fully built-out medical clinic with patient/treatment rooms, staff kitchen/lounge, and a spacious waiting area, while the second floor provides professional office space. A 1,136 square foot pharmacy tenant occupies a portion of the main floor under a long-term lease, generating immediate income while the remaining space is vacant and ready for owner occupancy.

**Size:**

10,994 SF

**Parking:**

14 Titled underground stalls

**Condo Fees (2026):**

\$6,160.16 per month

**Property Tax (2026):**

TBC

**Sale Price:**

\$3,510,000

**Occupancy:**

10.40%

**Zoning:**

CMU (Commercial Mixed Use)

HIGHLIGHTS

- ▶ Separate entrance for main and second floor allows for multiple demising options
- ▶ High exposure building signage
- ▶ Direct entrance onto 109 Street
- ▶ 14 titled underground parking stalls





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DRIVE TIMES

JASPER PLAZA LRT (WALK)	3 min
ICE DISTRICT	9 min
RIVER VALLEY WALTERDALE	9 min
SIR WINSTON CHURCHILL SQUARE	10 min
WHYTE AVE.	12 min
EDMONTON AIRPORT	35 min



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