

100 & 200 9943 - 109 Street

EDMONTON, AB

JUDICIAL SALE

High Exposure Office/Retail Condo

Price Reduction



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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):

\$5,866.79 per month



Property Tax (2026):

\$62,621.28



Sale Price:

\$3,510,000

Price Reduction:

\$3,200,000



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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