

FOR SALE

#3-10045-117 Street NW
Edmonton, AB

\$330,000

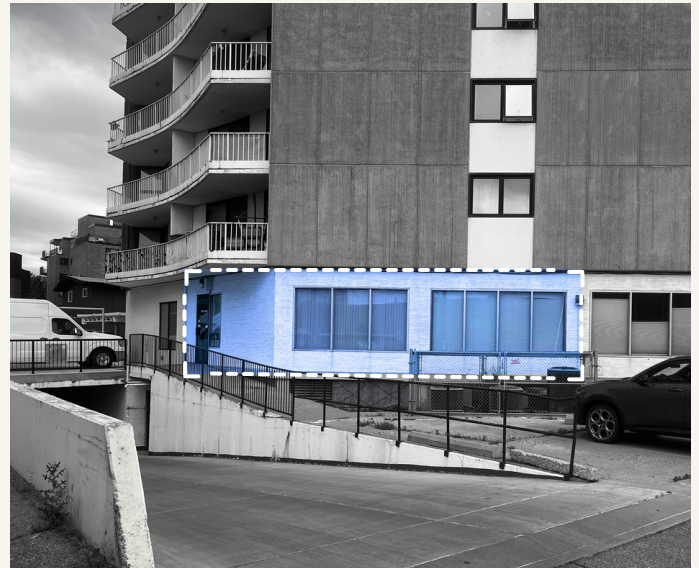
CENTRALLY-LOCATED COMMERCIAL CONDO JUST OFF JASPER AVENUE

REMAX Commercial Excel is pleased to present to the market an original-ownership asset.

Long known for its spot as one of Edmonton's earliest and best-regarded acupuncture care businesses, this condo is one of four in the well-situated Riverview Tower in Wihkwentowin's highly-desirable and walkable community.

Prospective business owners will be able to capitalize on the "use-local" attitude of the residents who have a host of businesses they would like to see come back to the area and downtown core, ensuring a productive and affordable location in which to grow one's business.

The asset includes three parking stalls and owner-access to the building amenities, including a pool, exercise room, and library. Wihkwentowin is a lively community with many boutique shops, services, and cafes throughout the area, and access to one of the city's most breath-taking river view walkways along 100 Avenue. A beautiful place to live and work.



COMMERCIAL UNIT 1,199 SQ. FT. ±

REMAX
COMMERCIAL
Excel

TISH PROUSE
Commercial Real Estate Agent

📞 (780) 709 4657
✉️ tish@commercialexcel.ca

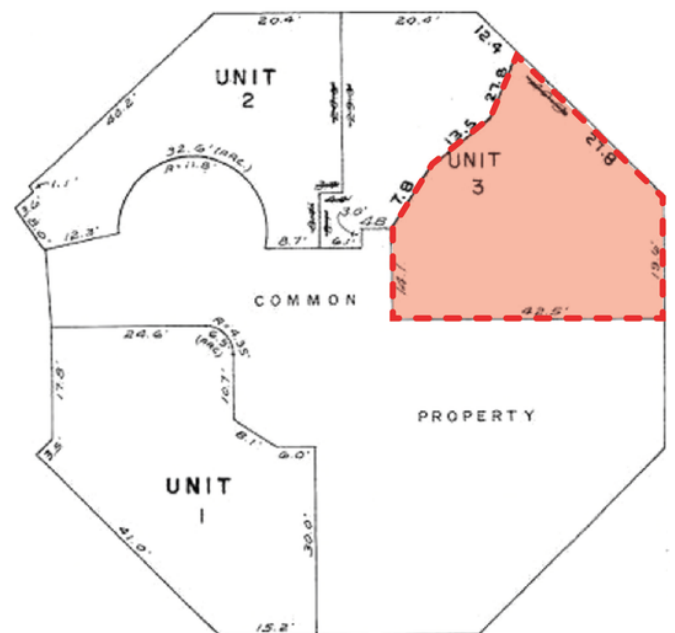
LARISSA PROUSE
Commercial Real Estate Agent

📞 (780) 907 4657
✉️ larissa@commercialexcel.ca

PROPERTY DETAILS

DETAILS	
Municipal Address	#3 - 10045-117 Street NW
Legal Description	Units 3, 142, 269 and 270, Plan 8121550
Size of Unit	1,199 sq. ft. ±
Age of Building	1969*
Type of Building	"B" Class
Floors	16 residential floors; main commercial level; basement common area; two sub-grade parking levels
Zoning	DC 20932 (similar uses to CN and MU zoning)
Electrical	100Amp, 3-phase 120/208, with a converter for odd/European voltage requirements
Heating & Air Conditioning	Hydronic heating with individual radiator controls; air conditioning included.
Customer / Visitor Parking	2 designated customer parking stalls, 1 heated underground owner parking stall, building visitor parking, with additional street parking and paid parking lots available
Condominium Fees	2025: \$12,934.46 (\$1,036.25/month) 2026: \$1,086.11/month
Property Taxes (2026)	\$8,488.91

*while the City of Edmonton states 1969 as its construction, the project was delayed for several years, and the current owners were the first in this unit, in 1983.



Red indicates the available unit for sale.

PHOTO GALLERY

The property can accommodate a variety of uses. Certain uses are restricted by the condo board (e.g., convenience stores, vape shops, pet grooming businesses, some quick-service food establishments).





DEMOGRAPHICS

Wihkwentôwin, Edmonton, AB

Wihkwentôwin is Edmonton's most densely populated neighbourhood and one of the city's premier urban communities, located immediately west of Downtown.

Renamed from Oliver in 2025, the neighbourhood combines high-rise residential living with a strong mix of office, retail, dining, and river-valley amenities.

Wihkwentôwin continues to attract professionals, downsizers, and investors seeking a highly connected central location with excellent amenities and strong long-term redevelopment potential.

- | | |
|--|---|
| 1 
SAFeway. | 2  |
| 3  Arno's Fine French Pastry Inc. | 4  |
| 5  Earls
KITCHEN + BAR | 6  |
| 7  SHOPPERS
DRUG MART | 8  |

POPULATION/ HOUSING

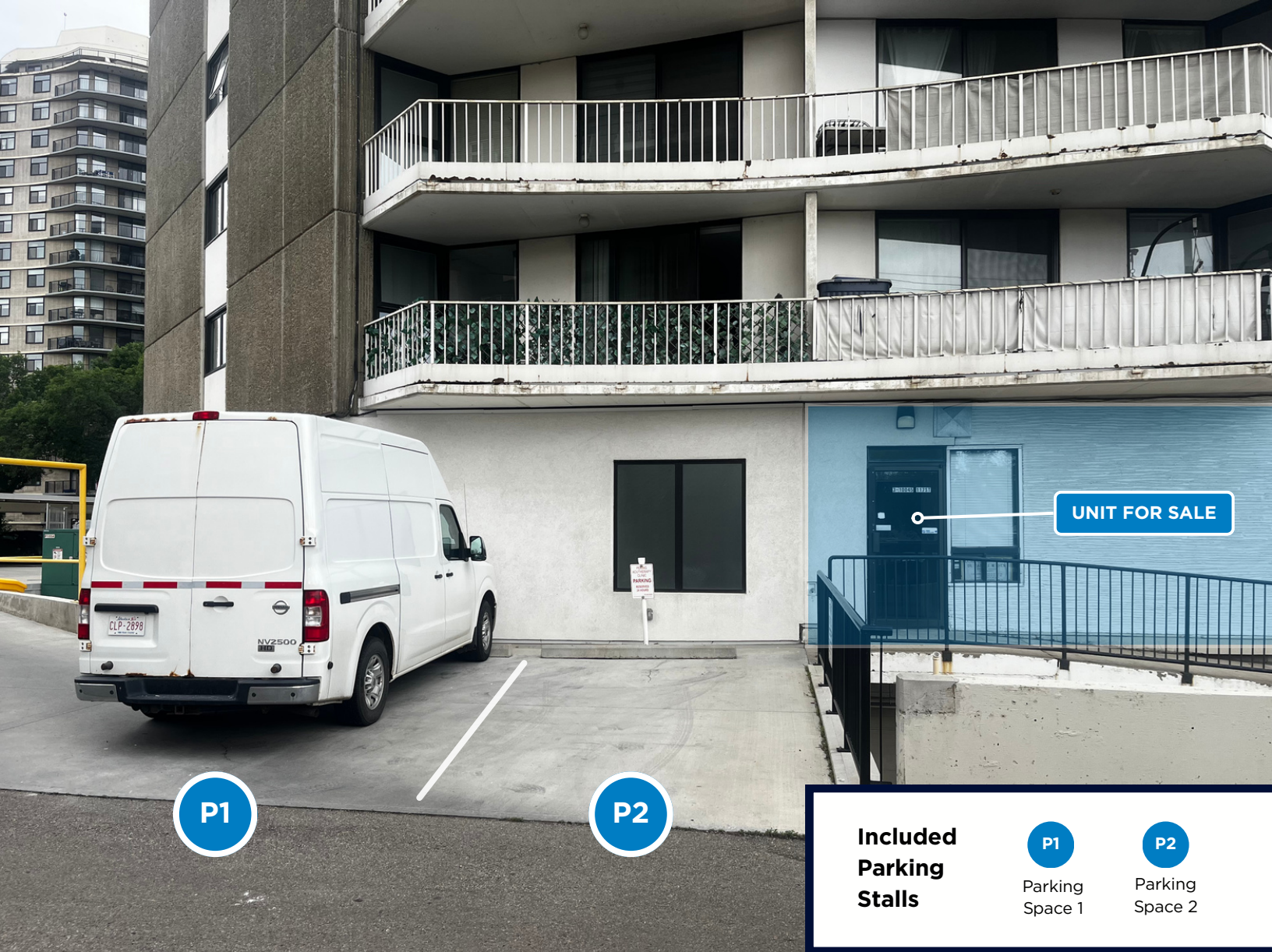
Over **19,000** people living primarily in multi-family properties **within 1 km**

COMMUTE

46% Walking

INCOME

Individual: **\$49k**
Family: **\$92k**



CONTACT.

TISH PROUSE

Commercial Real Estate Agent

📞 (780) 709 4657

✉️ tish@commercialexcel.ca

LARISSA PROUSE

Commercial Real Estate Agent

📞 (780) 907 4657

✉️ larissa@commercialexcel.ca



REMAX
COMMERCIAL
Excel