

FOR SALE OR LEASE

ICON BUILDING CONDO

NAI Commercial

MOTIVATED VENDOR
CALL FOR OFFERS

NEW
SALE PRICE

#302, 10138 - 104 STREET | EDMONTON, AB |

THIRD FLOOR OFFICE SPACE
DOWNTOWN EDMONTON

PROPERTY DESCRIPTION

- Central location in the heart of Downtown on vibrant 104 Street
- Walking distance from multiple amenities including restaurants, transit, and more
- Bright office with floor to ceiling windows
- Scandinavian heritage industrial featuring high end finishes and vintage exposed brick throughout
- Private parking stall in heated parkade

DAN BUDMAN

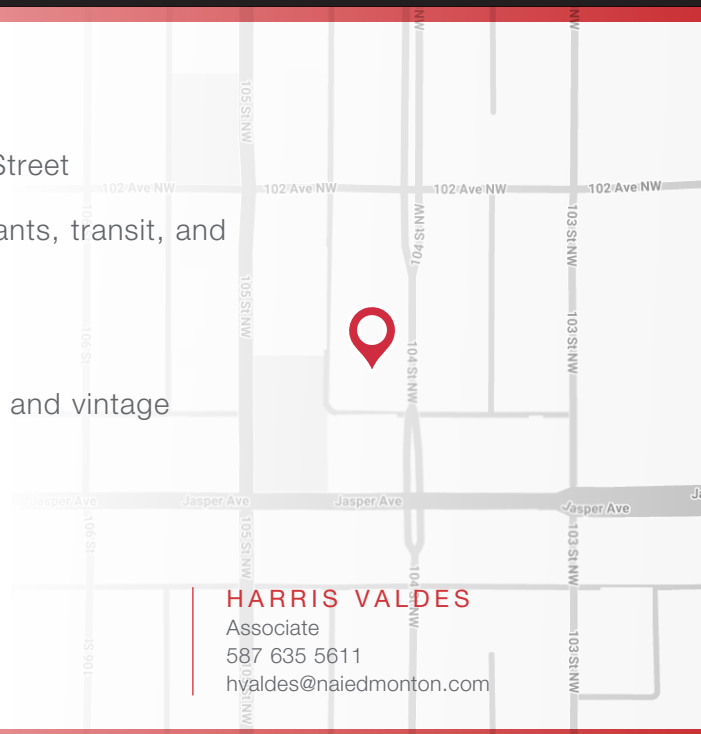
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DON ROBINSON

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



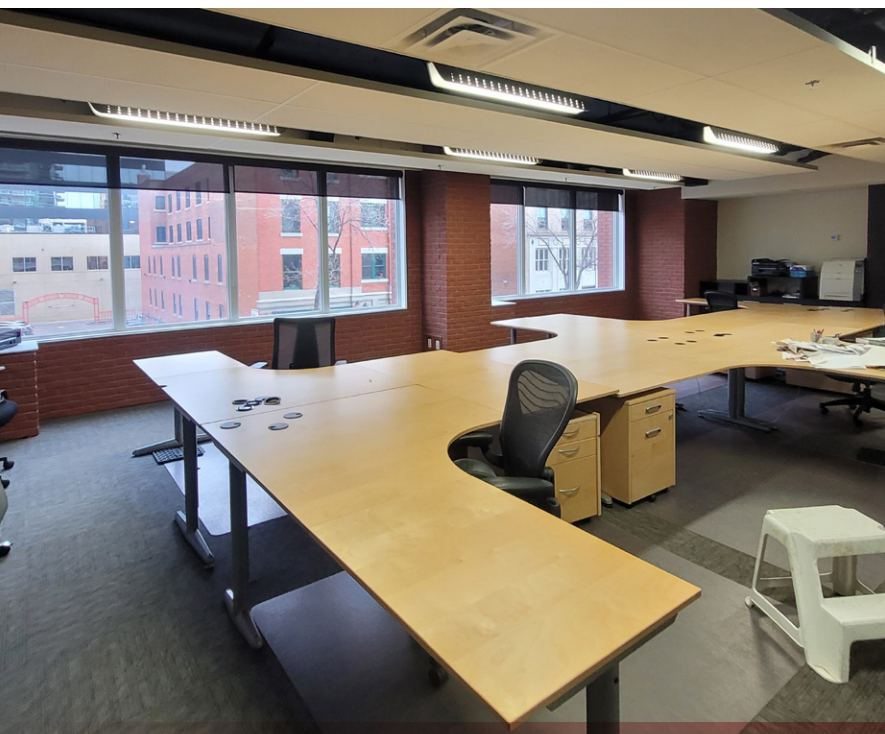
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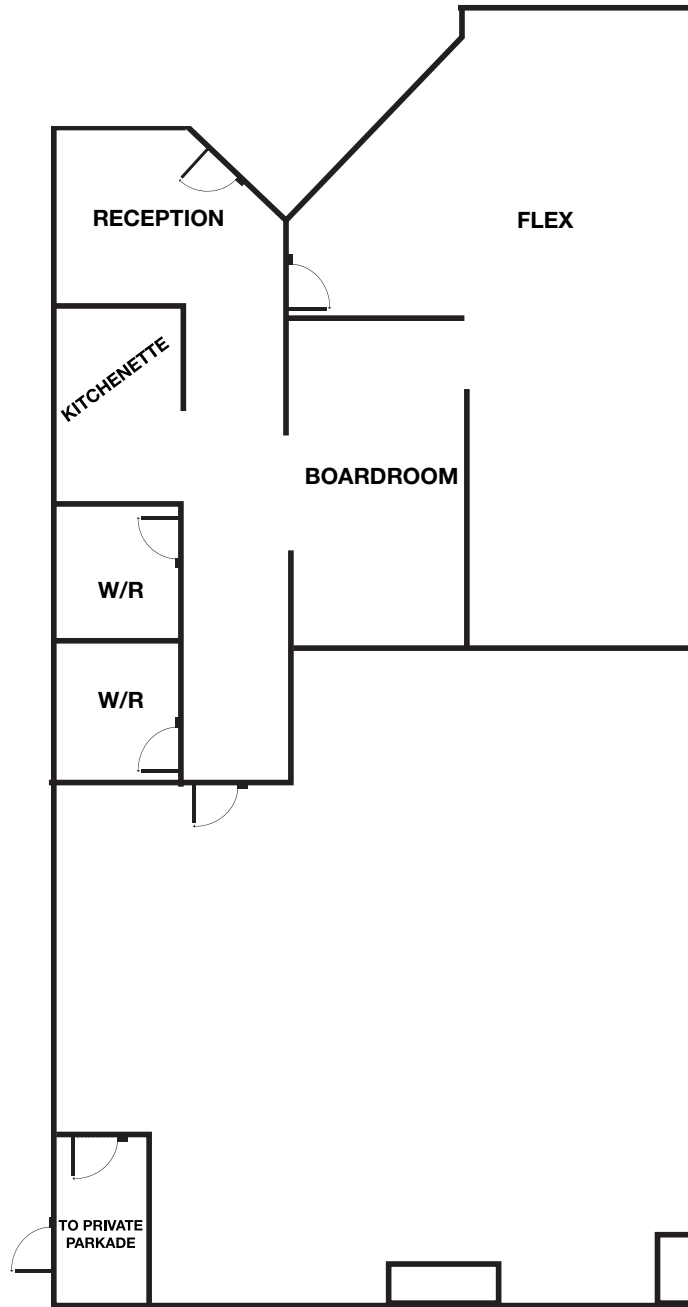


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ADDITIONAL INFORMATION

| | |
|-----------------------|--|
| SIZE AVAILABLE | 2,569 sq.ft.± |
| LEGAL DESCRIPTION | Legal Unit 273, Condo Plan 1320413 Parking Unit Number 189, Condo Plan 0828363 |
| YEAR BUILT | 2008 |
| ZONING | Heritage Zone (HA) |
| AVAILABLE | Immediately |
| PARKING | 1 titled stall |
| LEASE TERM | 3-10 years |
| NET LEASE RATE | Market |
| OPERATING COSTS | \$15.00/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees |
| CONDO FEES | \$1,460.45/month (2024) |
| PROPERTY TAXES (2024) | \$19,119.56 |
| SALE PRICE | \$539,490 |





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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