

MOTIVATED  
LENDER

SALE PRICE  
\$799,000 (170 PSF)

OMEGA

10504 99 AVE

COURT ORDERED SALE

# Downtown Office Condo

FULL 2ND FLOOR OPPORTUNITY

#201, 10504 - 99 AVENUE, EDMONTON, AB

FOR SALE



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



780 436 7410



NAIEDMONTON.COM

VINCENZO CAPUTO MBA SIOR  
Partner  
780 436 7624  
vcaputo@naiedmonton.com

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*







**NAI**Commercial

## The Opportunity

NAI Commercial Real Estate, have been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the **Judicial sale of the office condo at #201, 10504 - 99 Avenue, Edmonton, AB.**

The Property is being offered with an **Asking Price of \$799,000.** The Opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received. For more information, please sign and return the Confidentiality Agreement ("CA") for a property disclosure package.

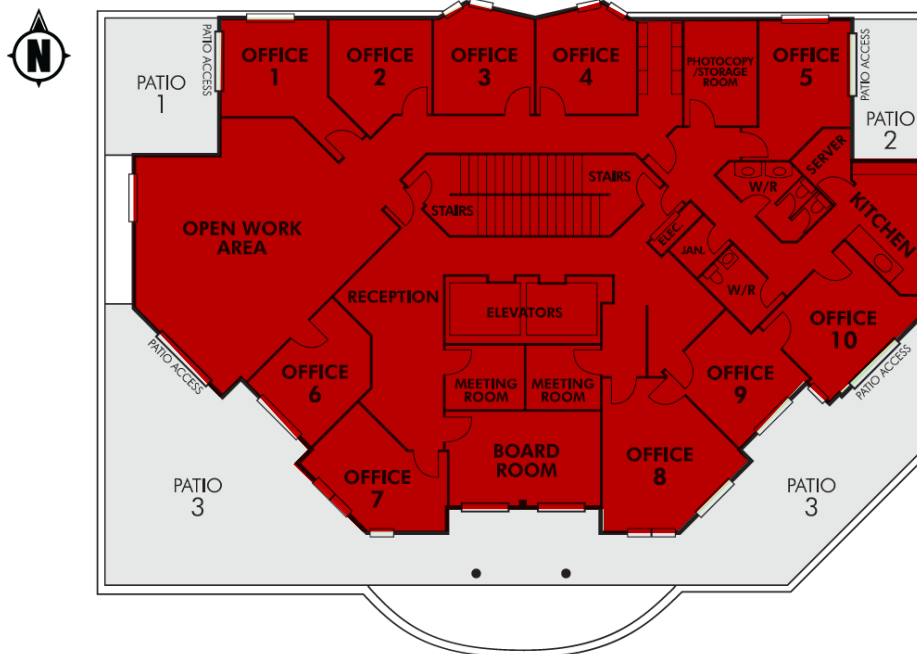
## Property Highlights

-  Attractive owner-user opportunity to acquire and occupy a full floor
-  Conveniently situated two blocks south of Jasper Avenue and within three blocks of the Corona and Bay/Enterprise LRT stations
-  Features a prominent yet private reception area serviced by two elevators
-  Includes three private balconies totaling approximately 2,100 sq.ft.
-  Well-appointed layout comprising reception and two waiting areas, ten private offices, open workspace, one boardroom, two meeting rooms, kitchen, storage, filing, and server rooms
-  Building amenities include a tenant-exclusive fitness facility and a Starbucks café located on the main floor

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*

## Additional Information

LEGAL DESCRIPTION	Plan 0523634 Unit 2
NEIGHBOURHOOD	Downtown
YEAR BUILT	2006
ZONING	Residential Mixed Use Zone (RMU)
SIZE	4,700 sq.ft.±
CONDO FEES	\$3,216.83/month (2026)
PROPERTY TAXES	\$32,046.75 (2025)
SALE PRICE	\$799,000





# NAI Commercial

NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW

Edmonton, AB T6E 4Y1

780 436 7410 | [naiedmonton.com](http://naiedmonton.com)

OMEGA

10504 99 AVE