

# COURT ORDERED SALE

COMMERCIAL CONDOMINIUM UNIT  
6,781 SF±

NAI Commercial



21,399  
POPULATION



9,354  
EMPLOYEES



754  
BUSINESSES



\$685M  
TOTAL CONSUMER  
SPENDING








\$126,345  
AVERAGE HOUSEHOLD  
INCOME

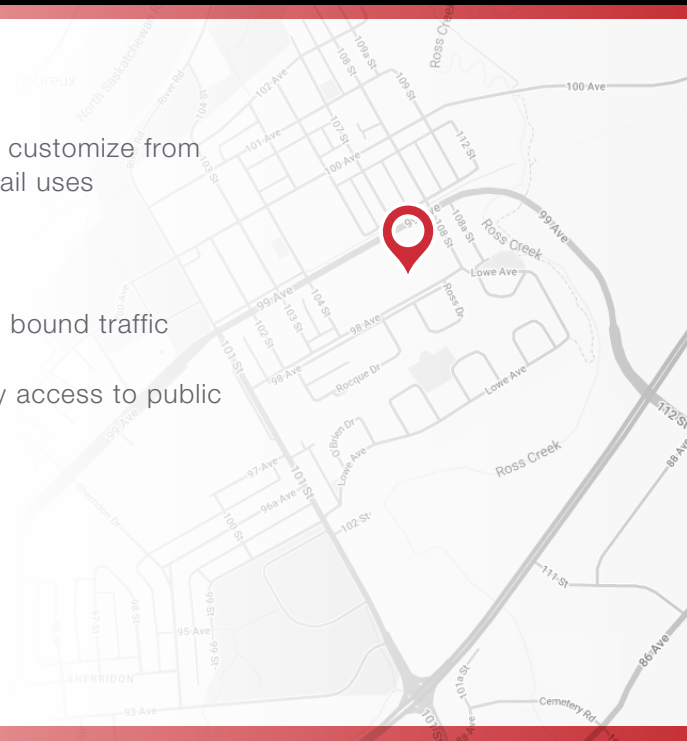
2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

#601, 10471 - 99 AVENUE | FORT SASKATCHEWAN, AB

## PROPERTY DESCRIPTION

-  **Functional Layout:** 6,781 sq.ft.± open showroom with ability to customize from current buildout to cater to a wide range of professional and retail uses
-  **Bonus Mezzanine Area:** 1,584 sq.ft.± (33'± x 48'± )
-  **Prime Exposure:** Visibility to 99 Avenue north bound and south bound traffic
-  **Location:** Unit is part of the Fort Station Development with easy access to public transit and amenities
-  **Sale Price:** \$1,220,000 (\$180 psf)

**VINCE CAPUTO** MBA, SIOR  
Partner  
780 436 7624  
vcaputo@naiedmonton.com



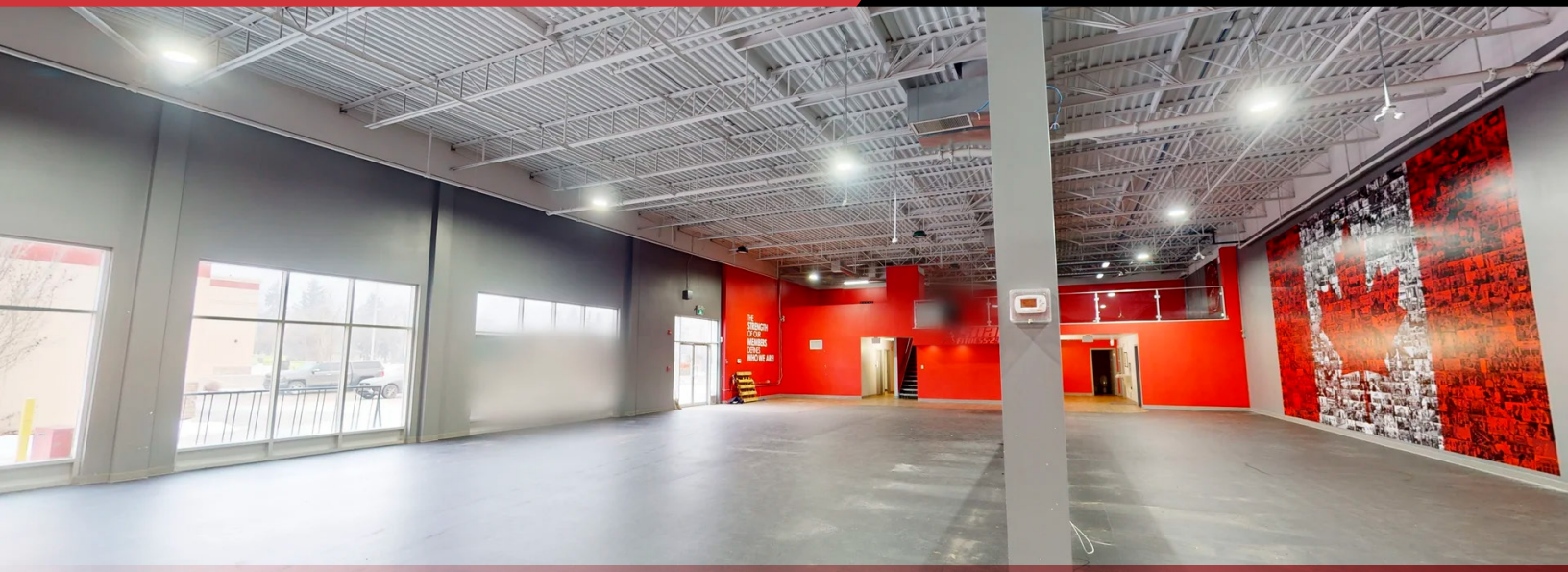
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



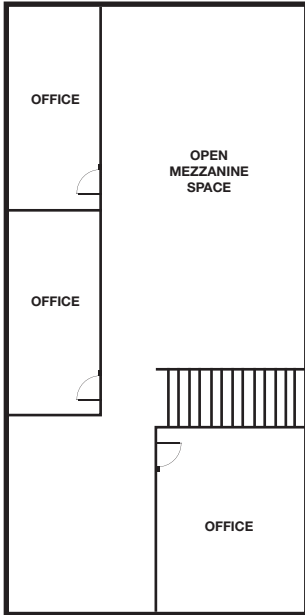
ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Unit 5, Plan 1622714
SIZE	Main floor: 6,781 SF Bonus Mezzanine Area: 1,584 SF
ZONING	C5 - Fort Mall Redevelopment District
PREVIOUS UNIT USE	Vacant main level condominium unit with a partial developed mezzanine, developed with a previous use of a fitness facility
ROOF	Assumed insulated, built up roof supported by metal decking and steel framing (TBC)
EXTERIOR AND FRAME	Metal frame construction
CEILING HEIGHT	18'
WASHROOMS	(6) Three piece washrooms
MECHANICAL SYSTEM	Roof top HVAC units, commercial sized hot water tank
YEAR BUILT	1969 original, 2016 Renovation/Redevelopment/completed commercial condominium unit
AVAILABLE	Immediate
CONDO FEES	\$2,065.34 per month (2023)
SALE PRICE	\$1,220,000
PROPERTY TAXES	\$17,952.53 (2023 estimate)

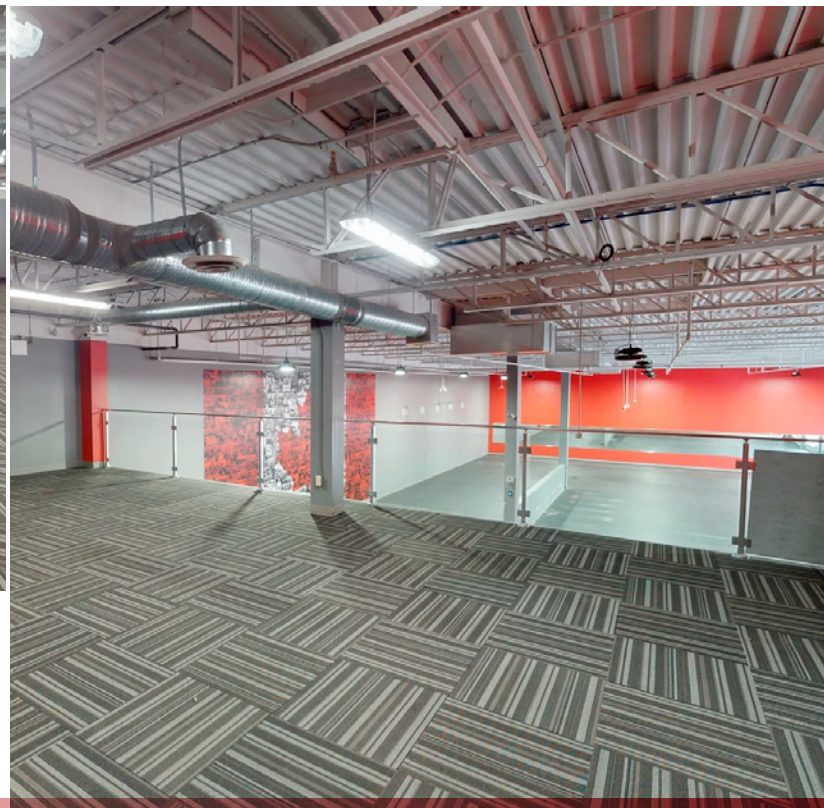
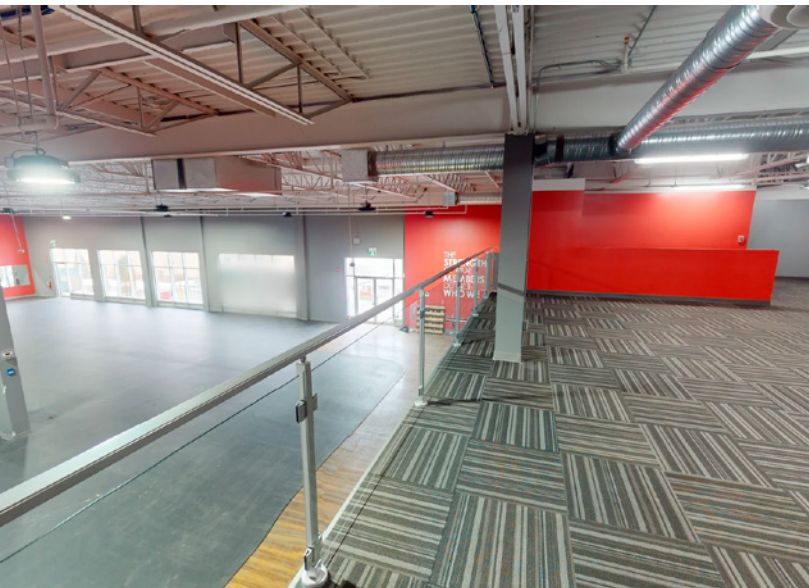
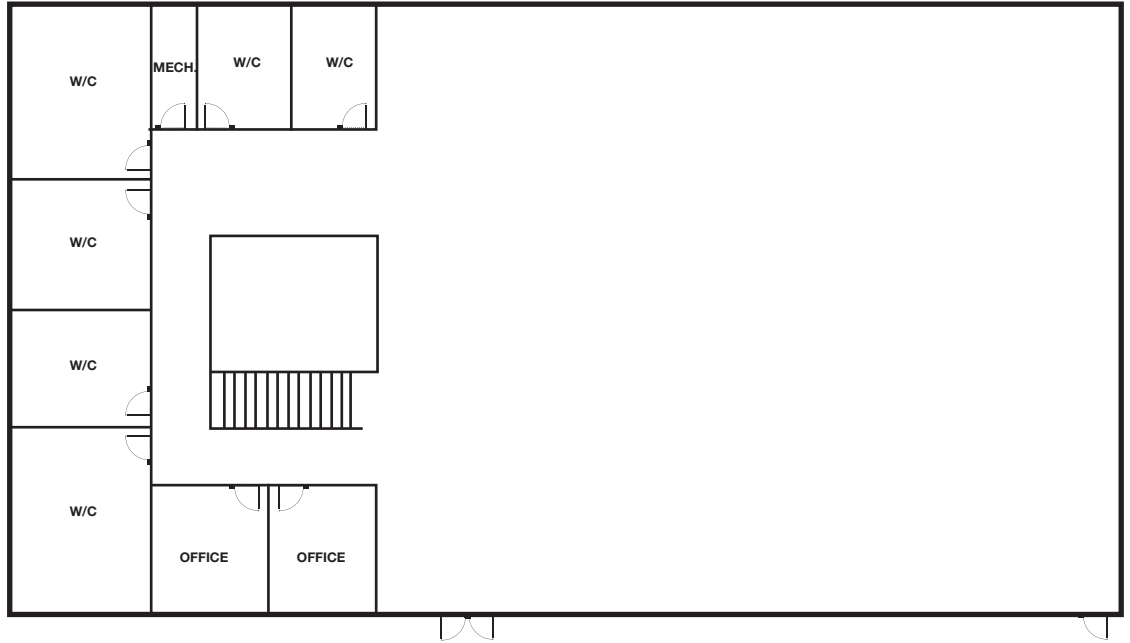


FLOOR PLAN

MEZZANINE



MAIN FLOOR



**VINCE CAPUTO** MBA, SIOR  
 Partner  
 780 436 7624  
 vcaputo@naiedmonton.com

