

NO CONDO FEES FOR 1 YEAR FOR SALE DEALS COMPLETED BEFORE MAR 31, 2024



124 Westmount

10957 - 124 STREET, EDMONTON AB

**NEW SALE PRICE IMPROVEMENT
ONLY 6 UNITS LEFT!**

FOR SALE/LEASE



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



780 436 7410



NAI EDMONTON.COM

VINCE CAPUTO MBA, SIOR
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ANOTHER QUALITY DEVELOPMENT BY

Beljan

NAI Commercial

Current Occupants



FAMILY MEDICAL & PHARMACY



OBSTETRICS AND GYNECOLOGY CLINIC



PHYSIO AND CHIRO CLINIC



COSMETIC LASER CLINIC

VINE ARTS WINE AND SPIRITS



WESTFIELD
MEDICAL CLINIC



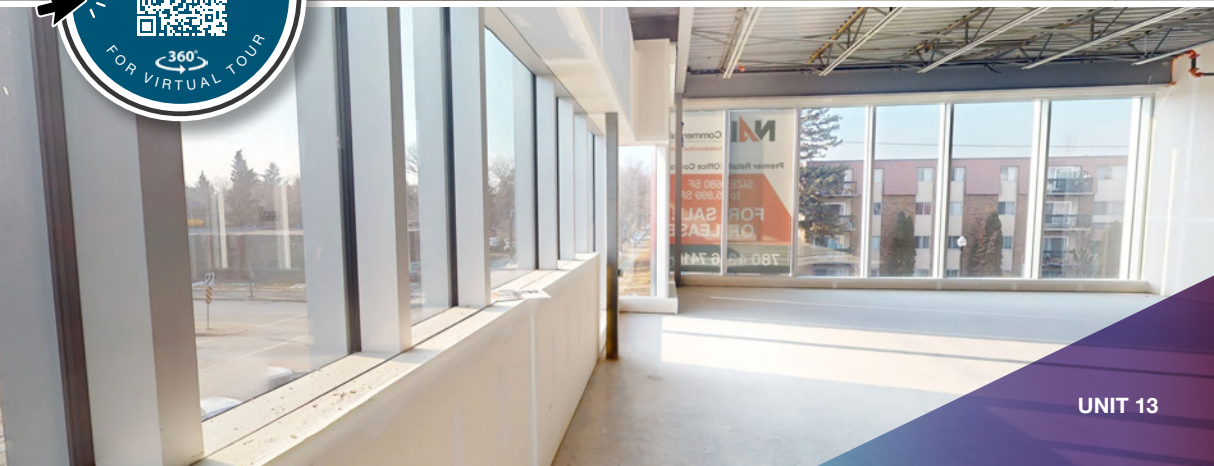
OBGYN CLINIC



UNDERGROUND
PARKING



CO-OPERATORS









UNIT 13



VINE ARTS WINE
AND SPIRITS

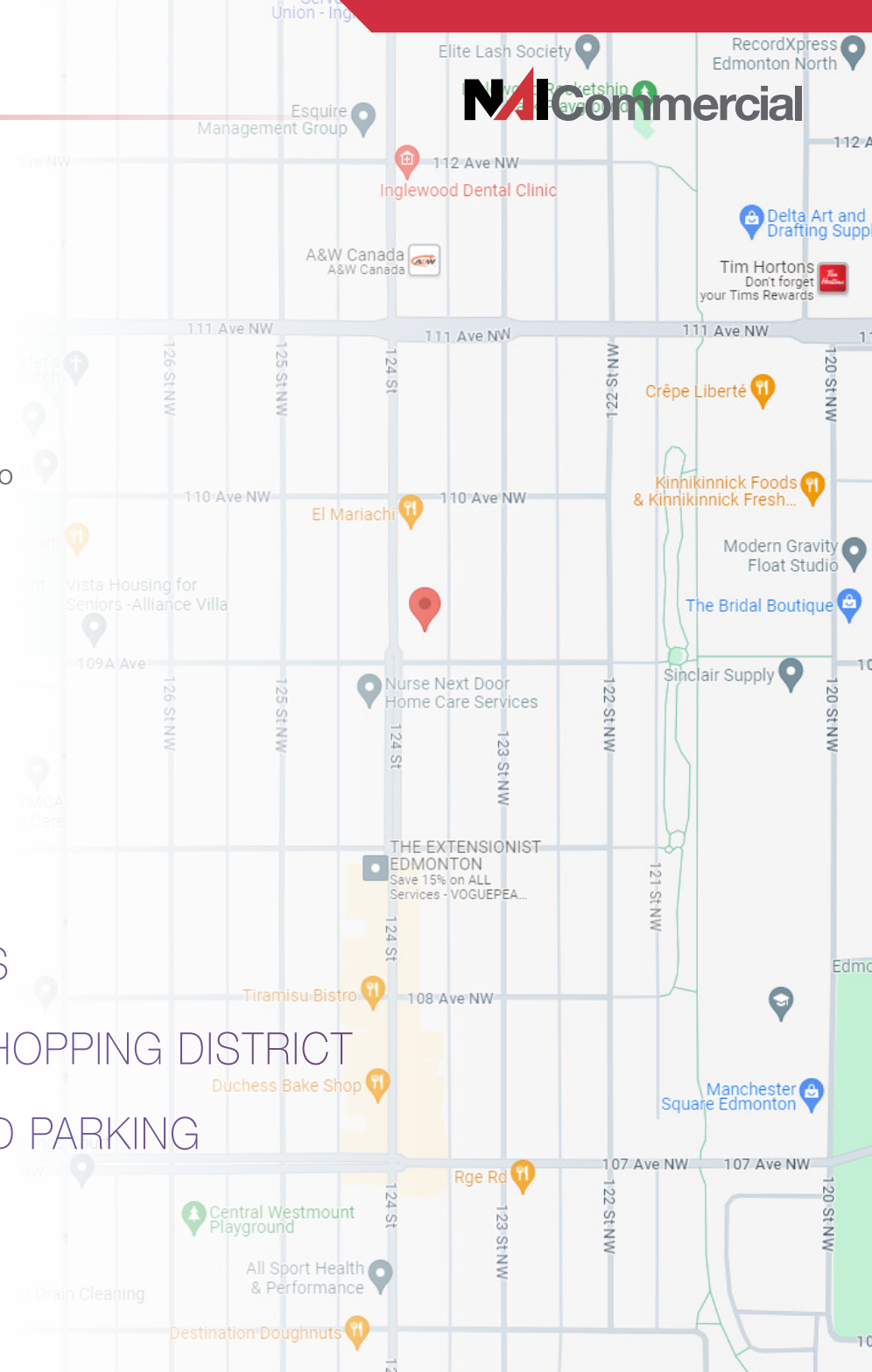
Property Highlights

-  Ideal for professional, medical and retail uses
-  Transit-oriented property located minutes from downtown
-  Corner site with prime frontage on 124 Street with exposure to 14,800 vehicles per day (City of Edmonton - 2018)
-  Main floor units ranging from 689 sq.ft.±
2nd Floor units ranging from 1,776 sq.ft.±
-  Modern construction and building amenities
-  Access to on-site surface parking, on-street parking and underground heated parkade

PREMIERE RETAIL/OFFICE CONDOMINIUMS

LOCATED ALONG VIBRANT 124 STREET SHOPPING DISTRICT

NEW DEVELOPMENT WITH UNDERGROUND PARKING



Additional Information

LEGAL DESCRIPTION	Condominium Plan 232 0690
SITE SIZE	0.5 acres (21,733 sq.ft.±)
BUILDING/UNIT SIZE	Main Floor: 689 up to 3,133 sq.ft.± (contiguous) Second Floor: 1,776 up to 3,907 sq.ft.± (contiguous) Total Building Size: 26,117 sq.ft.±
NET LEASE RATE	Main Floor: \$30-\$35 psf Second Floor: \$25-\$27 psf
CONDO FEES	Starting from \$354.00/Month (2023)
AVAILABLE	Immediate
PARKING	Surface parking stall: \$24,900/stall Underground Stall: \$39,500/stall
SIGNAGE	Fascia
AMENITIES	Elevator
YEAR BUILT	2023
ZONING	Mixed Use (MU)

