



FOR SALE/LEASE

# Academy Place

SUITE 210, 11520 100 AVENUE | EDMONTON | AB



ACADEMY PLACE

#210 - 11520 100 AVE

Professional  
Office Condo/  
Studio Space  
For Sale/Lease



PROPERTY FEATURES

Suite Size	901 Square Feet (Usable)
Parking	2 stalls allocated available at \$125.00 per month, per stall.
TI Allowance	Negotiable
Availability	30 Days Notice
Term	3-5 Years

- Rare condo unit for lease or sale in the Oliver neighbourhood.
- Developed with two offices, open work area and kitchen.
- Modern improvements with above average ceiling height.
- Corner unit offering an abundance of natural light.
- In immediate proximity to all amenities and public transportation.
- Direct access to the river valley bike and running trails.
- Ideal for an accounting firm, law firm, information technology, psychologist clinic, studio space, and other professional office uses.
- Rent payable on usable area (no gross-up factor)

Sale Details

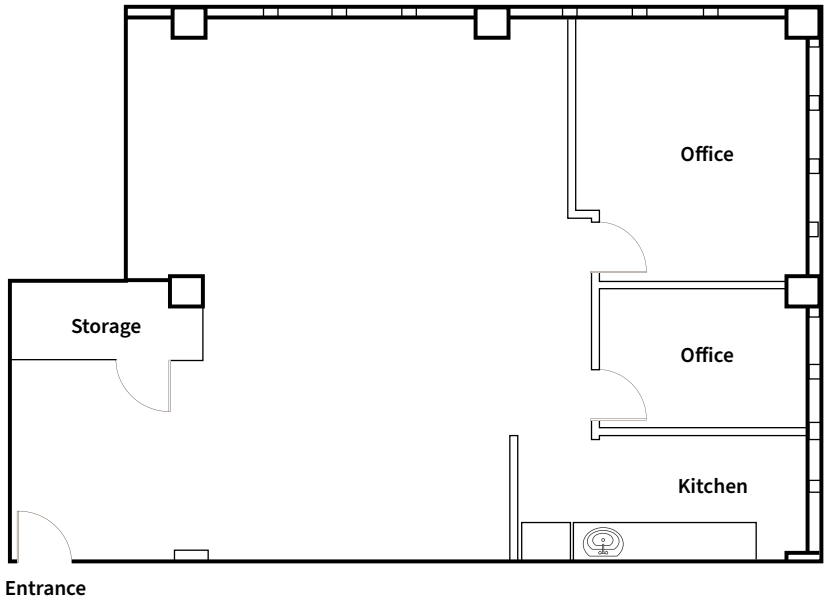
Legal Description	Block 17, Plan 7620380
Zoning	DC1
Asking Price	\$225,000 (\$249 PSF)
Condo Fees	\$1,280.41 / month
Property Taxes	\$343.22 / month

Lease Details

	\$30.00 PSF (\$2,700 / month <sup>1</sup> )
Gross Rent	<sup>1</sup> Gross rent includes condo fees, taxes, insurance and all utilities

FLOOR PLAN

Suite 210  
910 SF







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