

# COMMERCIAL CONDOMINIUM RETAIL OR OFFICE SPACE

## JEFFERSON LOFTS 10331-106 ST



Commute to **Downtown Edmonton**  
1 min 6 min 2 min 8 min View Routes

Favorite Map Nearby Apartments

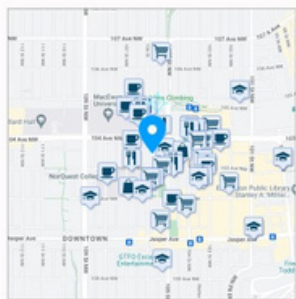
Looking for a home for sale in Edmonton? [iP](#)

**Walker's Paradise**  
Walk Score **96**  
Daily errands do not require a car.

**Excellent Transit**  
Transit Score **86**  
Transit is convenient for most trips.

**Biker's Paradise**  
Bike Score **91**  
Daily errands can be accomplished on a bike.

About your score



## ABOUT THE PROPERTY

Located steps to Grant McEwan, Rogers Place and downtown. Very walkable street, wide cobblestone sidewalk just outside your front door. Plenty of Parking in this mix commercial and 100 residential unit complex. Large storefront windows brand new tempered, triple pane, security grade glass. Open ceiling and subdividable space, sprinkler system. Access to private community courtyard. Urban Warehouse zoning allows for many retail and professional uses. Affordable low condo fee of \$322 will keep your operational costs down.

## PROPERTY FEATURES

- Low Strata Fee
- Large Windows
- 794 ft2 space
- Bathroom & Kitchen area
- Extra Parking
- High Open Ceilings
- Urban Zoning
- High Density Residential Area

## BOOK NOW

- 📞 Peter Kubiczek @ 780-905-0170
- ✉️ Peter@KeystoneRealty.ca

PURCHASE PRICE

# \$ 285,000.00

📍 109, 10331-106 Street  
Edmonton, AB

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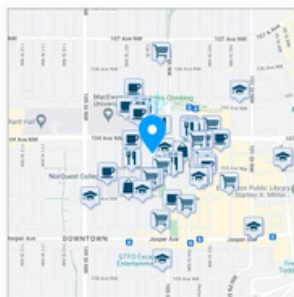
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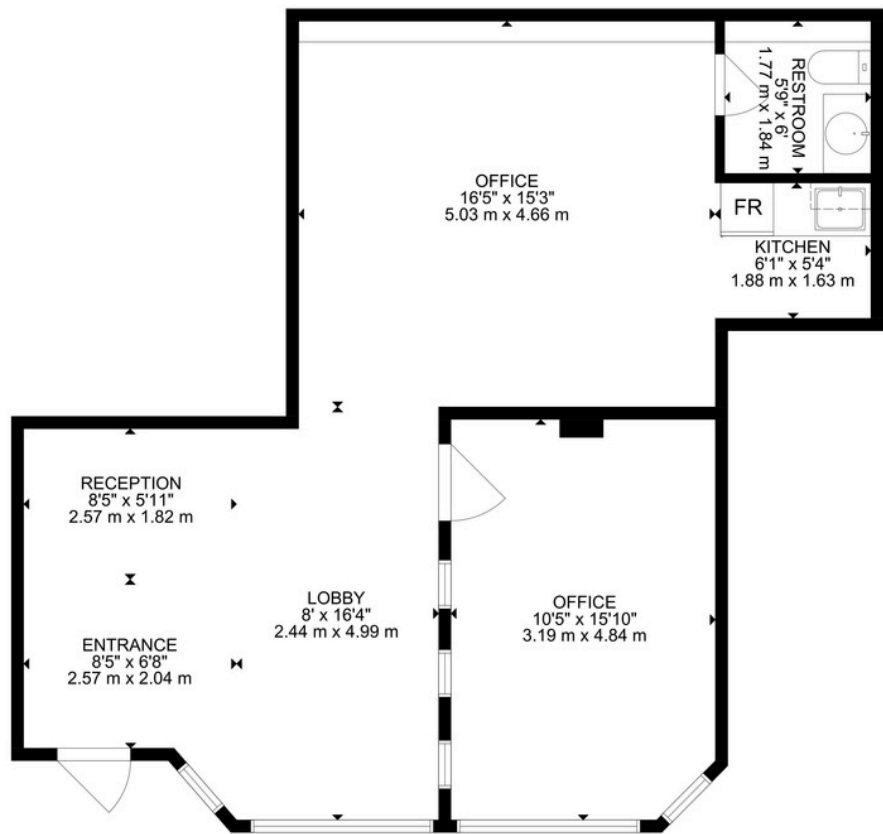
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GROSS INTERNAL AREA  
TOTAL: 796 SQ FT, 74 m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

