

FOR SALE

\$175,000

Academy Parking

Academy Place
1102 sq.ft Main Floor

COMMERCIAL CONDO FOR SALE

11520 100 Ave NW, Edmonton, Alberta

Property Highlights

An exceptional commercial ownership opportunity in Edmonton's highly sought-after Oliver District. Purchase of Condo includes all remaining Assets of Applauze Hair Salon Business. Ideal location for Office space or local Coffee Shop.

This 1102 Sq.ft main-floor condominium is located within Academy Place, a mixed-use development featuring professional offices and restaurants. This corner location with large Windows, high traffic count is the cornerstone of 100 Ave walking distance to all amenities. Unit has its own Air Conditioning.

Zoned DC1, the property supports a variety of business uses and benefits from a highly visible corner location with strong pedestrian and vehicle traffic. Surrounded by high-rise residences and just one block from Grant Notley Park and the River Valley, the area offers consistent foot traffic and long-term appeal.

The sale includes an assigned parking stall, and Parkade offers additional client parking.

Seller will also consider leasing as a Hair Salon.

Legal Address	Condo Plan 7620380, Unit 4
Sale Price	\$175,000
Lot Size	± 0.48 Acres
Unit Size	1102 Sq.ft
Year Built	1969
Zoning	DC1 - Direct Development Control
Parking	1 Exclusive Stall Included
Condo Fees	\$2,198.32 - INCLUDES ALL UTILITIES
Property Taxes	\$6,290.89 (2025 Actual)



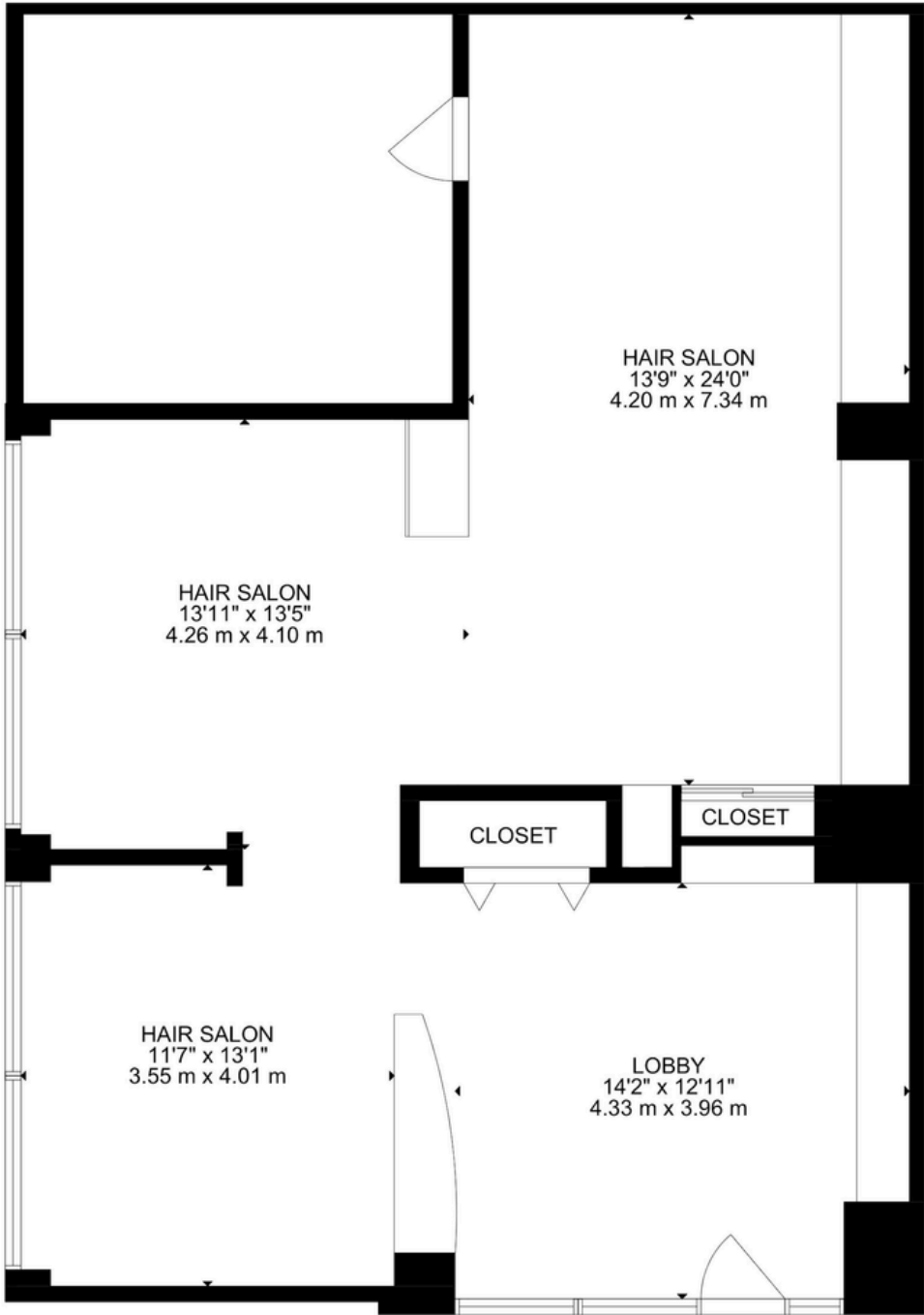
[Photo Gallery](#)

JUDITH RIMMER, Vice President

(780) 405.9333 jrimmer@remaxexcellence.com

REMAX
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COMMERCIAL

SITE PLAN



GROSS INTERNAL AREA
TOTAL: 1102 SQ FT, 102 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



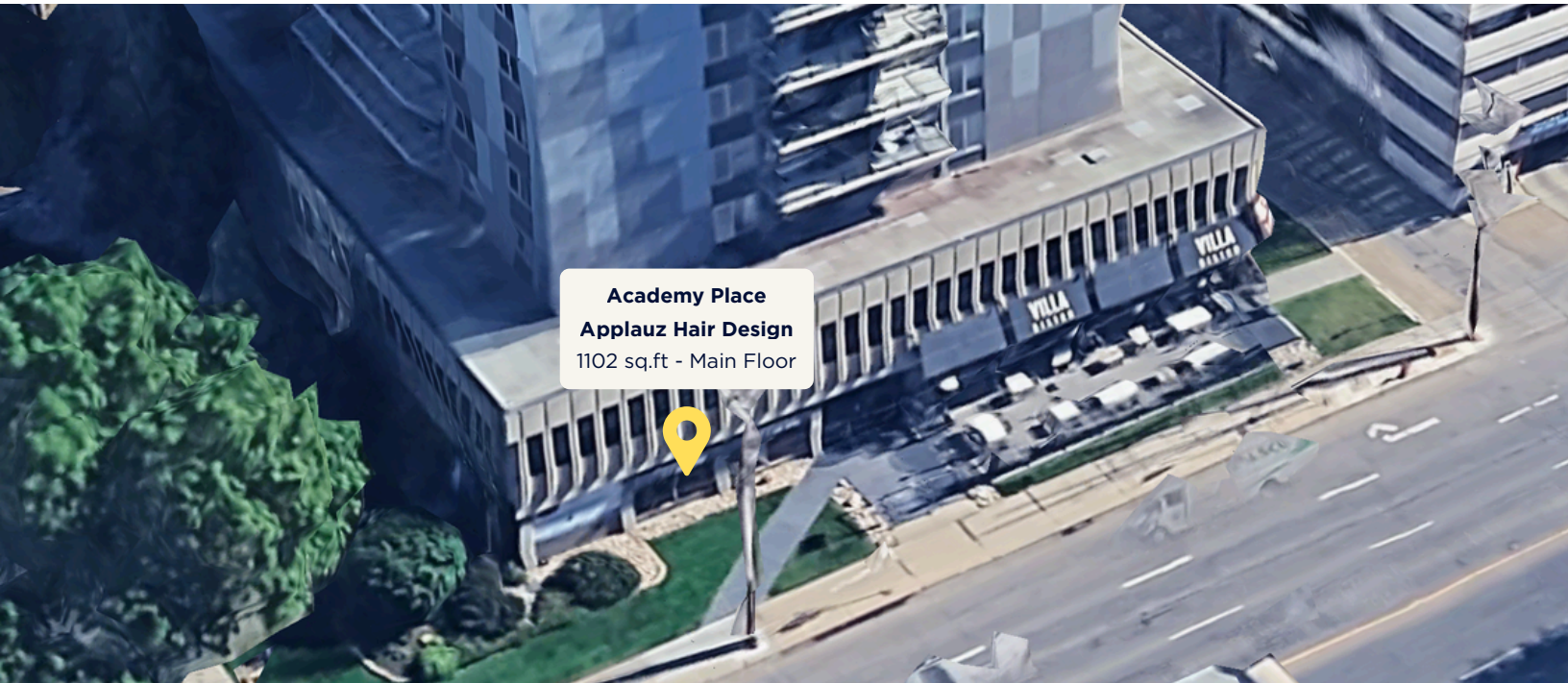
ACCESS:

Government ETS Station	12 Minute Walk	1.2 KM
Corona ETS Station	14 Minute Walk	1.3 KM
Bay Enterprise Square ETS Station	19 Minute Walk	1.7 KM
University ETS Station	7 Minute Drive	4.7 KM
Edmonton VIA Rail Canada	8 Minute Drive	5.4 KM





Academy Place
1102 sq.ft - Main Floor



Academy Place
Applauz Hair Design
1102 sq.ft - Main Floor

CONTACT:

JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

📞 (780) 405.9333

✉️ jrimmer@remaxexcellence.com



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