



FOR SALE

\$175,000

COMMERCIAL CONDO FOR SALE

11520 100 Ave NW, Edmonton, Alberta

Property Highlights

An exceptional commercial ownership and business opportunity in Edmonton's highly sought-after Oliver District.

This 1004 main-floor condominium includes a fully built-out, high-end hair salon business and is located within Academy Place, a mixed-use development featuring professional offices, restaurants, and 127 residential suites.

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 the commercial condo, the established hair salon business, and a private underground parking stall, with ample street parking and an on-site parkade providing convenient access for clients and owners.

Legal Address	Condo Plan 7620380, Unit 4
Sale Price	\$175,000
Lot Size	± 0.48 Acres
Unit Size	1004
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)

[Virtual Tour](#)

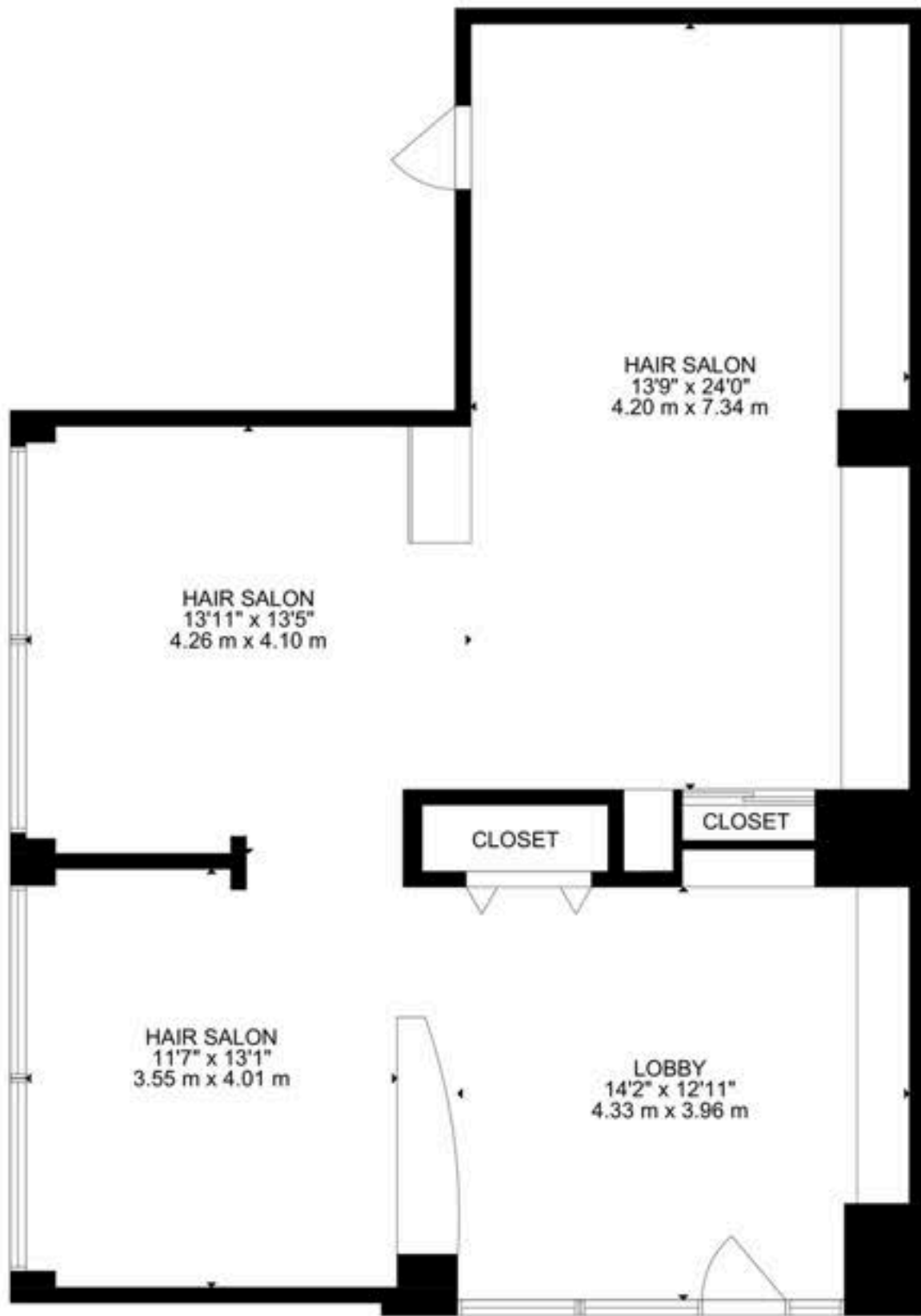
[Photo Gallery](#)

JUDITH RIMMER, Vice President

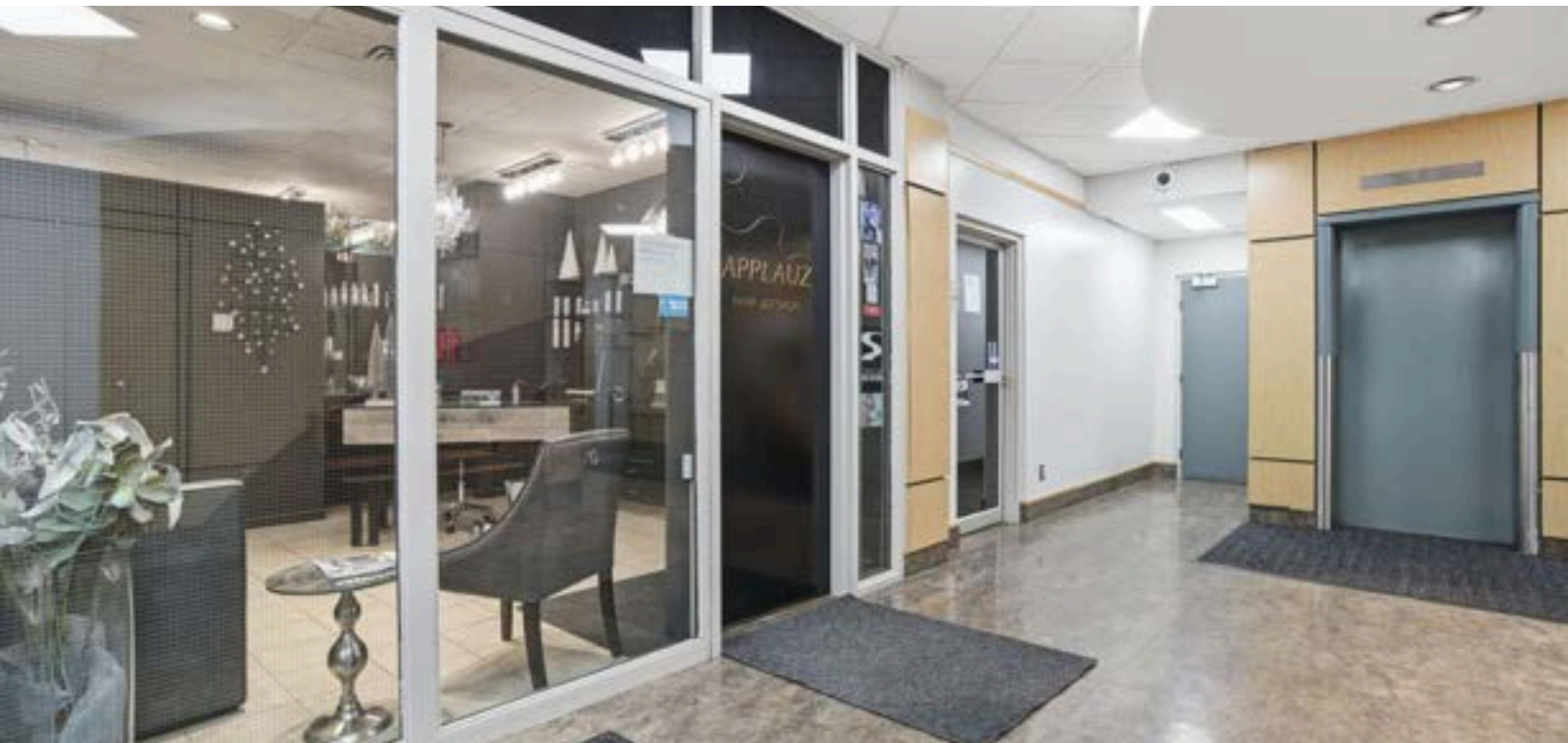
 (780) 405.9333  jrimmer@remaxexcellence.com

REMAX **REMAX**
Excellence **COMMERCIAL**

SITE PLAN



GROSS INTERNAL AREA
TOTAL: 926 SQ FT, 86 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



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104 AVENUE NW

109 AVENUE NW

JASPER AVENUE



Downtown

100 AVENUE NW

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2.





CONTACT:

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