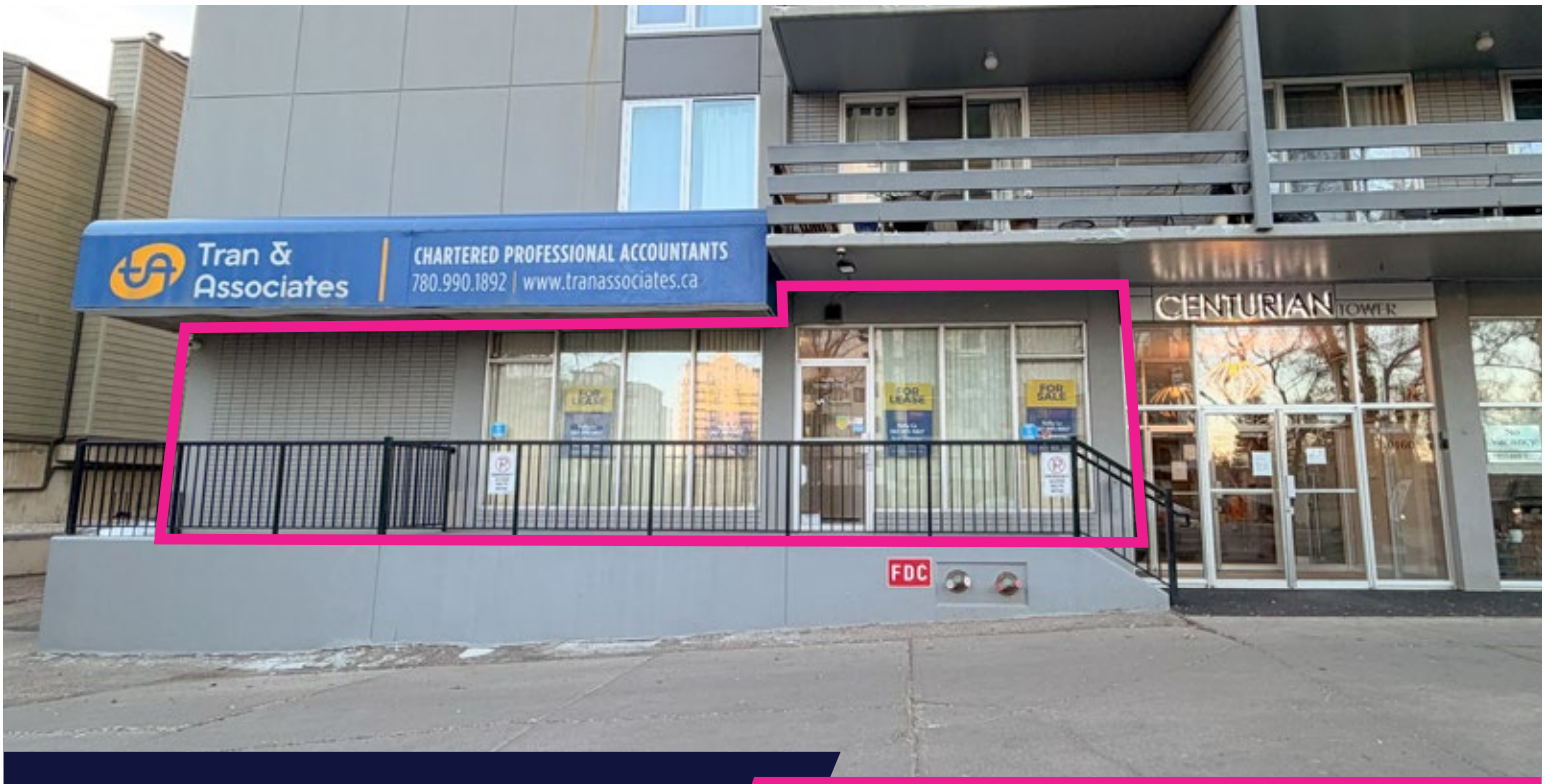
AICRE COMMERCIAL

FOR LEASE/SALE



#102 10160 116 Street, Edmonton

Office/Retail Condo

PROPERTY DETAILS

Address:	#102, 10160 116 Street NW, Edmonton
Legal:	Condo Plan 9223678, Unit 2
Zoning:	Large Scale Residential (RL h65)
Size:	3,002 SF (+/-)
Op. Costs:	$11.50 / SF (includes all utilities)
Lease Rate:	$16.00 / SF
Property Tax:	$19,008.74
Condo Fees:	$1,464.48
Sale Price:	$705,500.00 ($235 / SF)
Possession:	Immediately

PROPERTY HIGHLIGHTS

- Prime Main-floor condo located in Centurian Tower, a 13-storey high-rise in downtown Oliver.
- Well suited for professional office users, medical and healthcare practitioners, wellness providers and other service-based businesses
- Surrounded by established residential developments, restaurants, cafés, retail amenities and professional services
- Walking distance to Oliver Square, Victoria Park, river valley trails and public transit

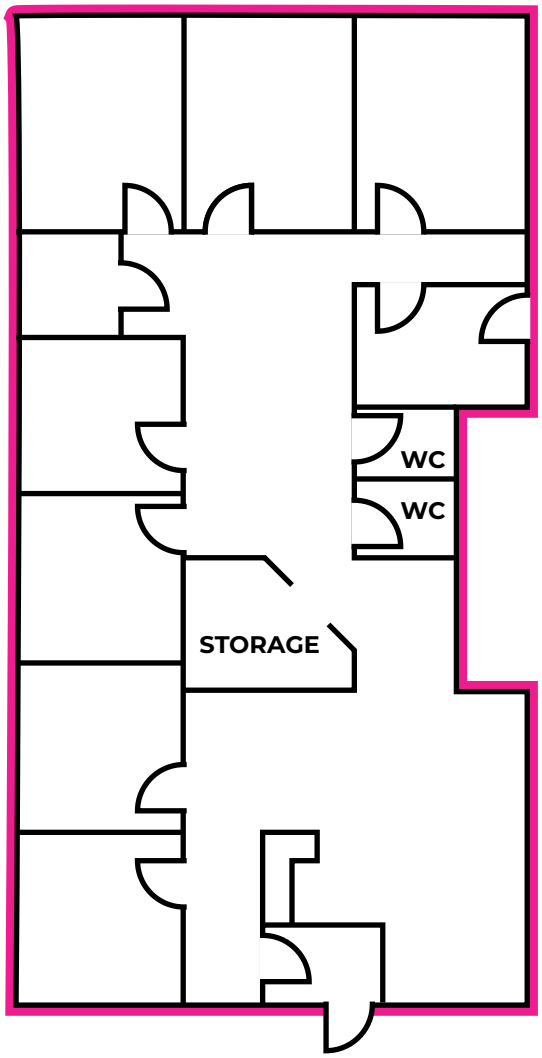
Kelly Le
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Erin Oatway
Partner / Associate
780-218-7585
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FLOOR PLAN

#102 10160 116 Street, Edmonton

SIZE:
3,002 SF (+/-)



PROPERTY SPECIFICATIONS

Year Built:	1980
Construction:	Concrete block
A/C:	Yes
Building Height:	140'
Power:	240 Volt, 2 Phase (TBV)
Maintenance & Improvements:	Replaced windows, boilers, hot water tanks and common area elevators

PROPERTY HIGHLIGHTS

- Turnkey office space featuring a functional layout with reception area, private offices, kitchen and 2 washrooms
- Five dedicated parking stalls, with additional parking available for convenient client and visitor access
- Additional parking available for $55/month

Disclaimer: This **floorplan** is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details —should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

PROPERTY **PHOTOS**

#102 10160 116 Street, Edmonton

Property Features:

RECEPTION | NATURAL LIGHT | MOVE-IN READY | NEARBY AMENITIES | PARKING

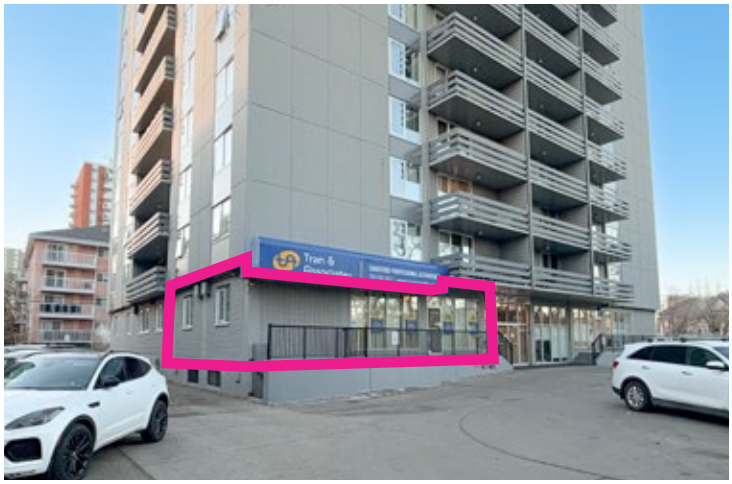












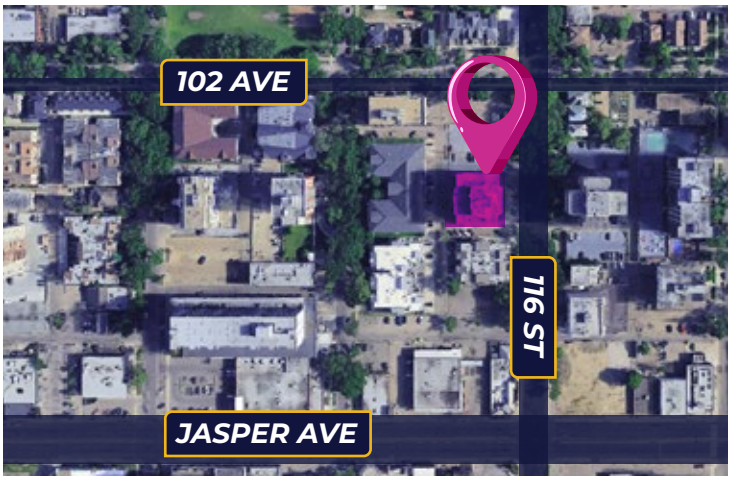
PROPERTY LOCATION

#102 10160 116 Street, Edmonton

Neighbourhood Features: SHOPPING | TRANSIT | BIKE FRIENDLY | DINING



- Walking distance to Oliver Square, golf course, restaurants, coffee shops, drug stores, medical center, grocery stores, river valley walking trails, bus stops and convenience stores
- Transit is accessible with multiple bus routes on Jasper Avenue and 104 Avenue which connect to the existing LRT Line. There will be easy access to the future Valley Line and Valley Line West LRTs.
- Over 6 high-rise developments are underway on Jasper Avenue and surrounding areas west of 109 Street. One properties' mixed-use development, Citizen On Jasper (located on 119 Street directly across the street from the space) is scheduled to be completed Fall 2022.



AREA POPULATION (within 5kms)

- 226,070 **Residents**
- 330,965 **Daytime Population**
- 1.5% **Annual Growth (2026-2036)**

AREA INCOME (within 5kms)

Average Household Income: $108,650

VEHICLES PER DAY

Jasper Avenue:	25,800
116 Street:	12,100
102 Avenue:	4,100

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