FOR SALE/LEASE







PROPERTY HIGHLIGHTS

- 7,700 15,400 sq.ft.± freestanding office/retail building for sale or for lease
- Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor
- Lift/elevator available for second floor access

- Fiber optics available
- Situated with 165 feet of exposure to 107 Ave and easy access between 170 Street and 178 Street
- Up to 70 parking stalls on 0.68 acres
- Building signage opportunities available

RYAN BROWN

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NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

NICommercial

FREESTANDING OFFICE/RETAIL BUILDING

17410 - 107 AVENUE | EDMONTON, AB



ADDITIONAL INFORMATION

SIZE AVAILABLE	7,700 sq.ft.± main floor
	7,700 sq.ft.± second floor
	15,400 sq. ft + total

LEGAL DESCRIPTION Lot 13, Block 7, Plan 772 1110

ZONING IM

Second Floor - Immediately **AVAILABLE** Main Floor- 60 days notice

YEAR BUILT 1970

PARKING 70 stalls±

SITE/YARD SIZE 0.68 acres±

Main floor - \$12.00/sq.ft./annum NET LEASE RATE Second floor \$9.00/sq.ft./annum

\$9.10/sq.ft./annum (2025 estimate) includes common area maintenance, OPERATING COSTS

property taxes, building insurance,

management fees, gas, water and power





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FREESTANDING OFFICE/RETAIL BUILDING







14,100 VPD 107 AVENUE

26,100 VPD 170 STREET N OF 105 AVE

NICommercial



101,203 DAYTIME POPULATION



3.0%

ANNUAL GROWTH 2023 - 2033



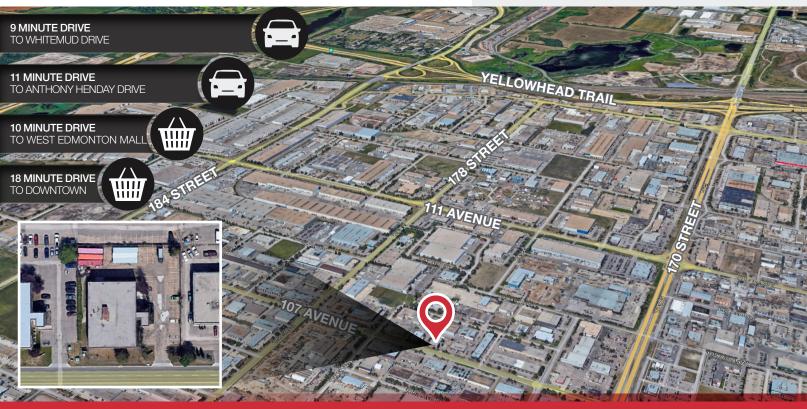
93,589 EMPLOYEES

5,977 BUSINESSES



\$2.93M TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS





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