

FOR SALE/LEASE

FREESTANDING OFFICE/RETAIL BUILDING

NAI Commercial



17410 - 107 AVENUE | EDMONTON, AB | OFFICE/RETAIL

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

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



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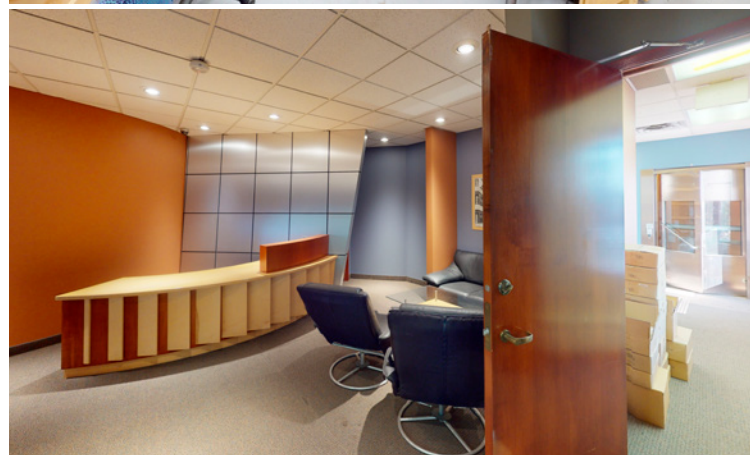


MAIN FLOOR SPACE

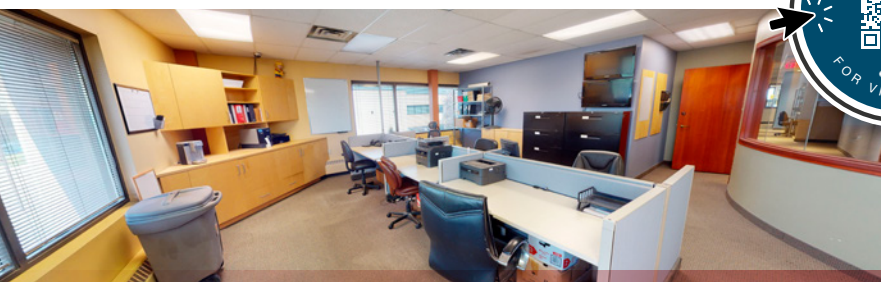


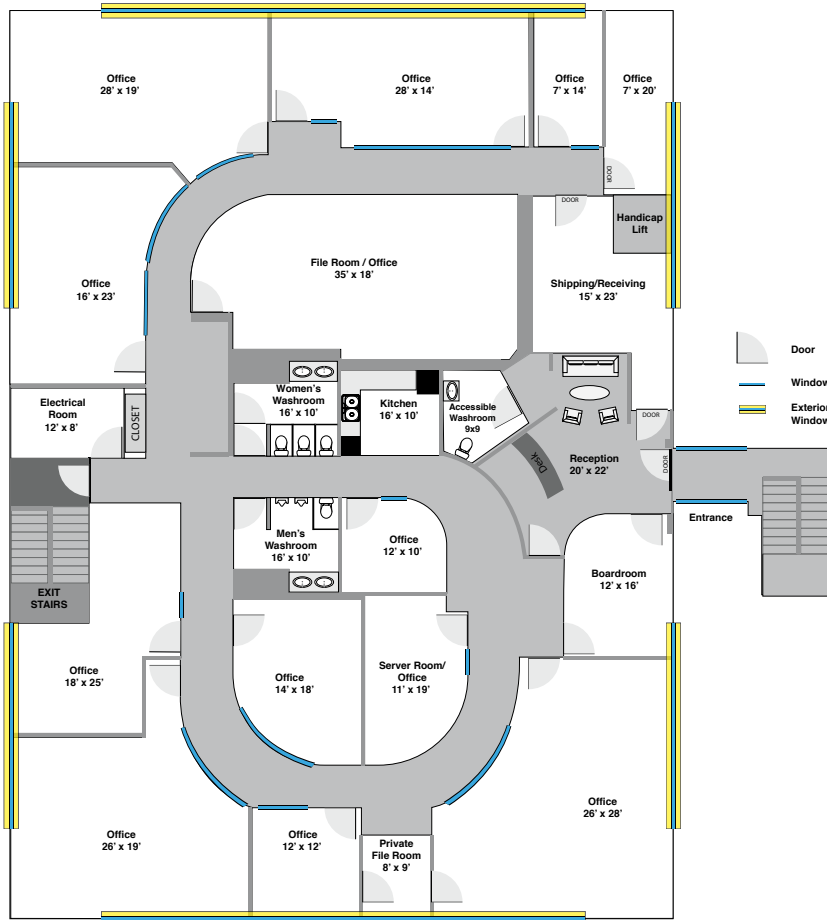
ADDITIONAL INFORMATION

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
AVAILABLE	Second Floor - Immediately Main Floor- 60 days notice
YEAR BUILT	1970
PARKING	70 stalls±
SITE/YARD SIZE	0.68 acres±
NET LEASE RATE	Main floor - \$12.00/sq.ft./annum Second floor \$9.00/sq.ft./annum
OPERATING COSTS	\$9.10/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power
SALE PRICE	\$5,795,000 \$5,195,000 \$4,895,000
PROPERTY TAXES	\$45,662.04 (2024)



2ND FLOOR SPACE

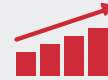




14,100 VPD 26,100 VPD
107 AVENUE 170 STREET
N OF 105 AVE



101,203
DAYTIME POPULATION



3.0%
ANNUAL GROWTH 2023 - 2033



93,589 5,977
EMPLOYEES BUSINESSES



\$2.93M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

9 MINUTE DRIVE
TO WHITEMUD DRIVE



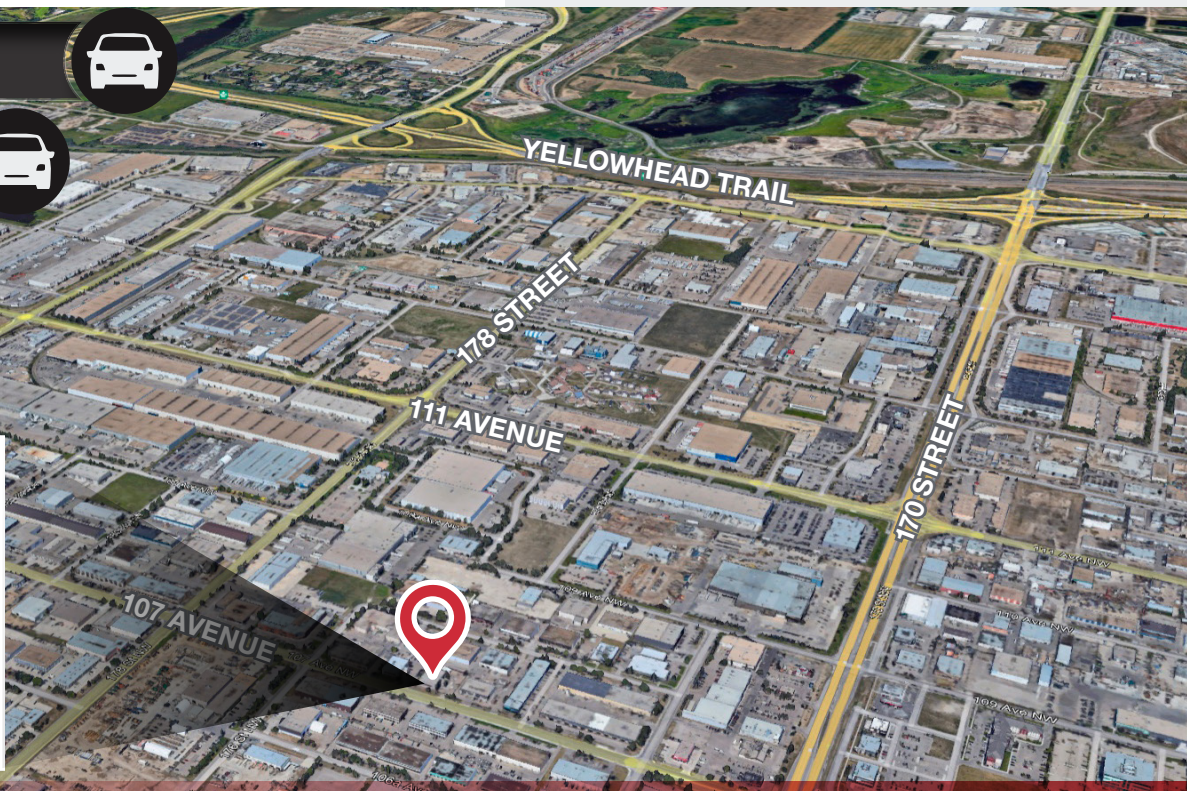
11 MINUTE DRIVE
TO ANTHONY HENDAY DRIVE



10 MINUTE DRIVE
TO WEST EDMONTON MALL



18 MINUTE DRIVE
TO DOWNTOWN



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7460 RB25