

CENTRAL EDMONTON

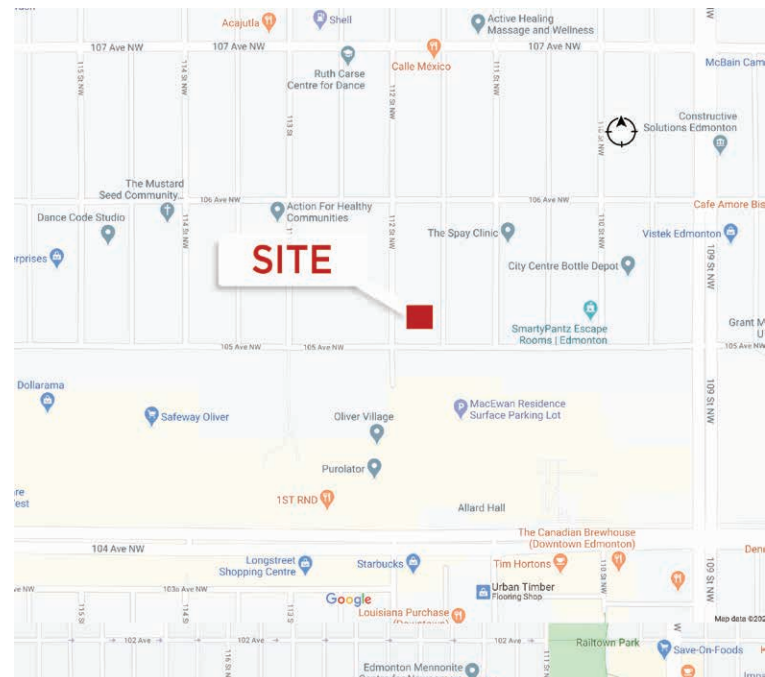
ATTRACTIVE/HIGH-QUALITY IMPROVEMENTS



7,000 SF Rare Freestanding Office Opportunity

Property Highlights

- Stylish space located in Central Edmonton, neighboring arena district
- Loading Platform with (1) door
- Land to north of building can be used for on-site secured parking
- Located directly on downtown Edmonton bike lane path
- Excellent access to 109 Street, 104 Avenue and the downtown core
- 6 blocks from new LRT station and 2 blocks from multiple ETS bus routes
- Dock loading platform (1) door & storage area with freight elevator to basement
- Zoning allows for large range of uses [DC1 - Direct Control Provision](#)
- Storage building on site



Click to view virtual tour
[11130 105 Ave](#)

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CUSHMAN & WAKEFIELD
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Suite 2700, TD Tower
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Property Details

Municipal Address:	11130 105 Avenue NW, Edmonton, AB	Site Size::	0.51 Acres
Zoning:	DC1 - Direct Control Provision	Year Built:	1951
Available Size::	7,000 SF Plus 7,000 SF Basement not included in GLA	Lease Rate:	\$14.50 Per SF
Building type:	Office-Retail/Industrial	Operating Costs:	\$3.61 per SF (Taxes & Insurance)

Property Photos



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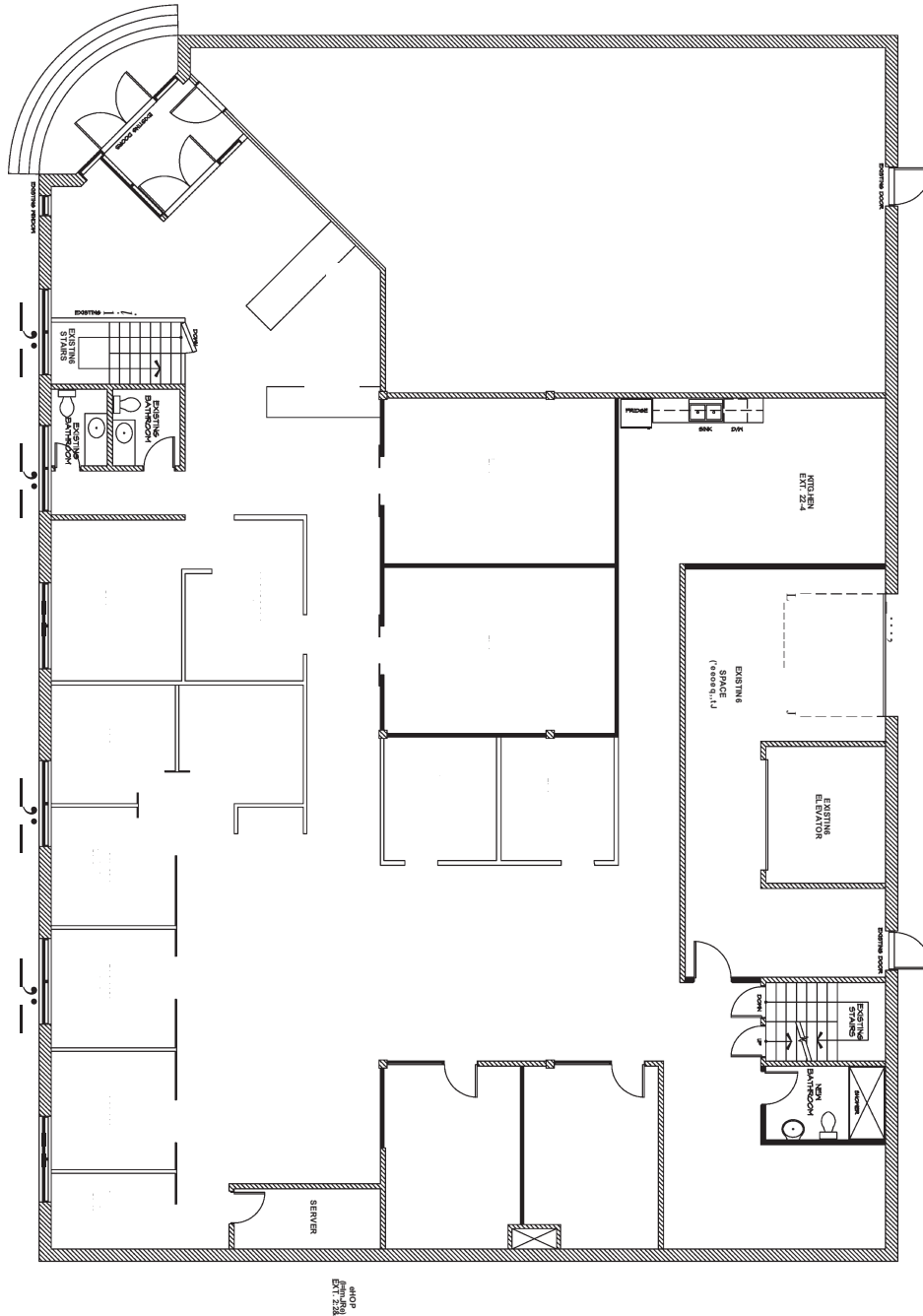
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Site Plan



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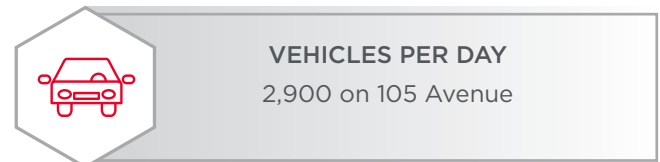
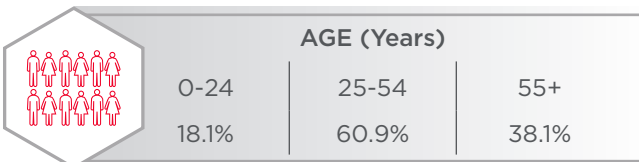
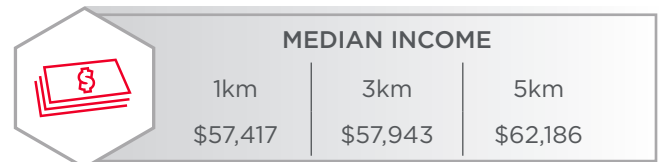
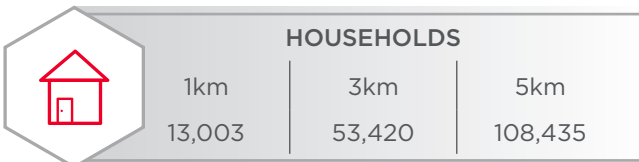
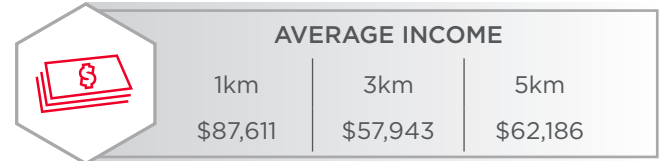
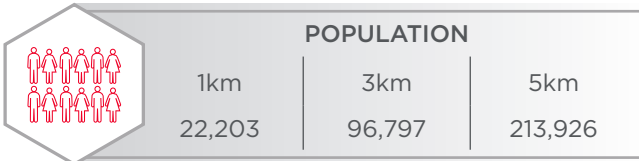
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Aerial



Demographics



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