

**For Sale or Lease**

**Nerval on 118<sup>th</sup> Avenue  
Business Condominiums  
Office and Retail**

**NEW BLOWOUT  
LEASE RATE!**

**\$12.00 PSF NET**

**FOR MAINFLOOR RETAIL/OFFICE  
OR 2ND FLOOR OFFICE**

**16504 - 118 Avenue**  
Edmonton, Alberta



**Karen Chayka**

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## Property Features

- **NERVAL** development with immediate occupancy
- Located in Edmonton's west end on the main artery of 118<sup>th</sup> Avenue with immediate access to 170<sup>th</sup> Street, 178<sup>th</sup> Street, Yellowhead Freeway, and Anthony Henday Freeway
- Two storey office/retail building with elevator and second floor common area washrooms
- Unit size range from 1,120 sq.ft.± and up to 9,548 sq.ft.±
- Building is sprinklered
- Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing exterior
- Includes one HVAC per unit
- Shaw fibre available
- Pylon signage available

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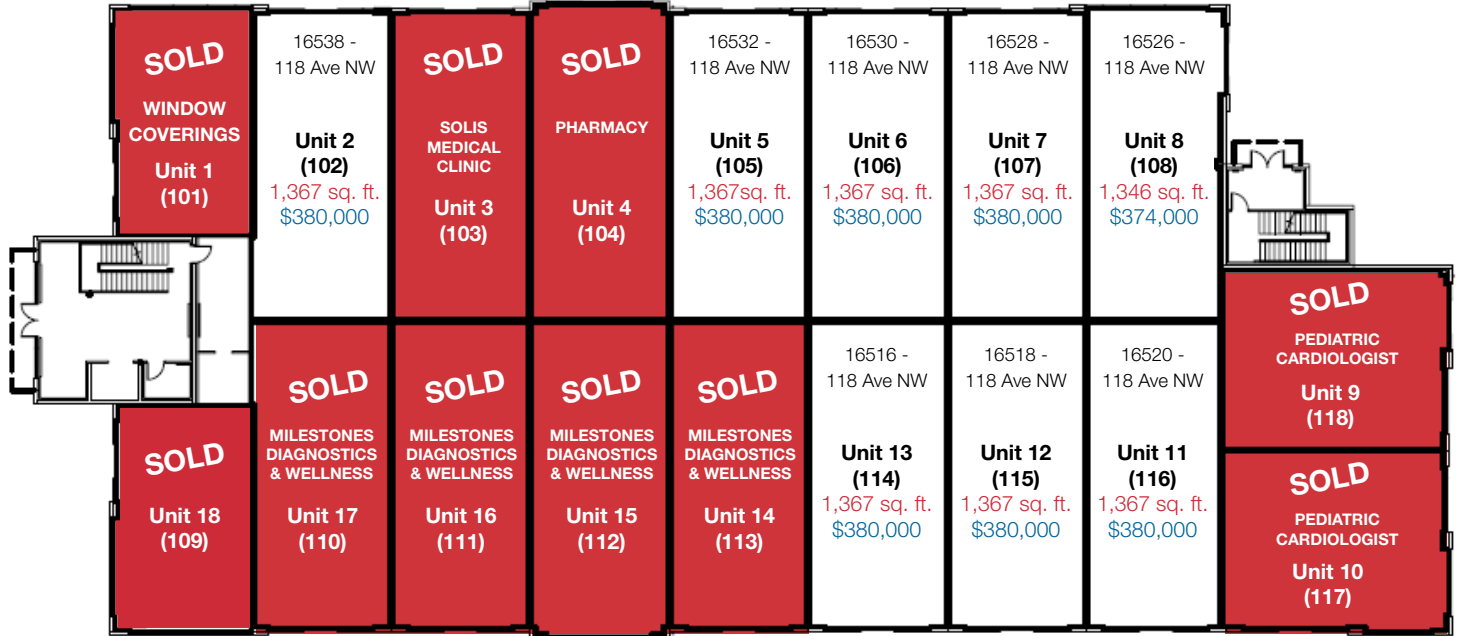
## FLOOR PLANS, \*SIZES, PURCHASE PRICE

Main Floor Plan - Postal Code: T5V 1C8

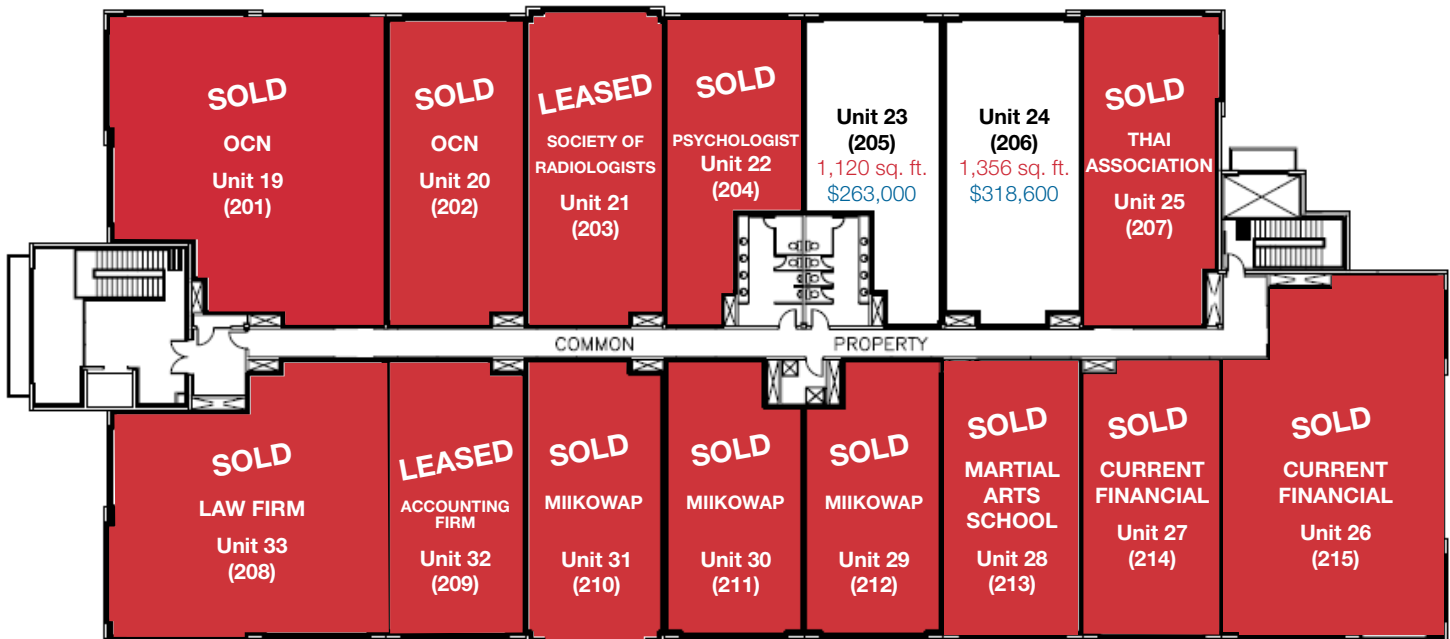
Each main floor unit has its own municipal address as indicated on floor plan

□ Available □ Pending ■ Sold

NORTH



Second Floor Plan - Municipal Address: Suites 201 to 215. 16504 - 118 Avenue NW. Edmonton. AB T5V 1C8



\*Note: Square footages taken from Registered Condo Plan.

KC24 5171-I





Main Floor - East Wing



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**Office/Retail Condominiums**

Main Floor - SE Corner

16504 - 118 Avenue, Edmonton, Alberta

## Additional Information:

MUNICIPAL ADDRESS	16504 - 118 Avenue, Edmonton AB
LEGAL DESCRIPTION	Condo Plan 152 5451, Units 1 to 33
ZONING	BE (Business Employment Zone) which allows for a wide variety of business uses
PROPERTY TAXES (2024 estimate)	As per City of Edmonton (developed units will see <b>APPROXIMATELY</b> \$6.75 to \$8.75/sq.ft.)
CONDO FEES (2024 estimate)	Estimated at \$3.85/sq.ft./annum - final number to be determined by Condo Management and forthcoming Reserve Fund Study- (includes water, natural gas, building insurance, management, common area janitorial/utilities, snow removal, landscaping and future levy fund). Power is seperately metered to each unit.
CONSTRUCTION	Tilt-up concrete and steel construction with aesthetically pleasing exterior. High level of common area improvements including: LED light fixtures on exterior and in common areas, granite & porcelain tiles in 2nd floor washrooms, carpet in hallways, and porcelain tile entrance ways. Building is sprinklered.
SIGNAGE	Building signage available - (signage criteria and pre-approvals apply) Pylon Signage available at a monthly rental cost - \$200/month/panel
PARKING	160 parking stalls on site (approximate)
CONDO DOCUMENTS	Provided to buyer with Pending Offer to Purchase
FLOOR PLANS, SIZES, & PURCHASE PRICING	Please see page 2
NET LEASE RATE <b>REDUCED</b>	\$20.00/sq.ft./annum main floor; \$16.00/sq.ft./annum second floor \$12.00 sq.ft./annum (main & second floor) - "as is" - undeveloped
OPERATING COSTS (2024 estimate)	Main Floor: \$12.45/sq.ft./annum Second Floor: \$10.55/sq.ft./annum

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**For Sale or Lease**  
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Second Floor Hallway



Second Floor SE Corner



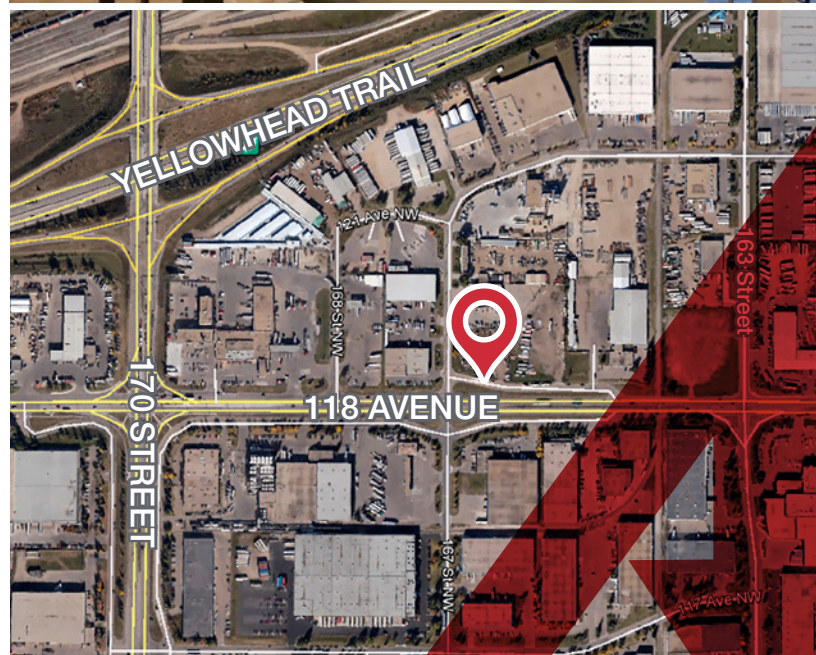
Second Floor East Wing



Second Floor Elevator/Foyer



Second Floor  
Common Area Washrooms



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**NAI Commercial**

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