



99TH STREET POWER CENTRE

4911/4909/4823

99 STREET
EDMONTON | AB

FOR
LEASE

VERSATILE HIGH
EXPOSURE BAYS

HIGHLIGHTS

THREE ±2,400 SPACES
MOST WITH BONUS MEZZANINES



DIRECT EXPOSURE TO
28,000 VEHICLES PER DAY
ON 99 STREET



WELL MAINTAINED PROPERTY WITH
GREAT VISIBILITY THROUGH FASCIA
AND PYLON SIGNAGE



EASY ACCESS TO OTHER MAJOR
ARTERIAL ROADS SUCH AS GATEWAY
BOULEVARD, CALGARY TRAIL AND
WHITEMUD DRIVE



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IDEAL FOR LIGHTING SUPPLIER



IDEAL FOR PRINT/SIGN SHOPS



IDEAL FOR WHOLESALE SUPPLIER



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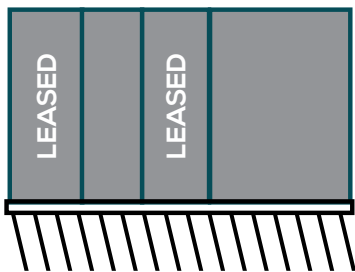


PROPERTY DETAILS

- **Unit #1:** ±2,400 SF #4911
 - **Unit #2:** ±2,400 SF #4909
 - **Unit #3:** ±2,400 SF #4823 - Pending
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- **Legal:** Lot 2 & 3, Block 2, Plan 4187RS
 - **Access:** Three (3) points on 99 Street
 - **Zoning:** IB (Industrial Business Zone)
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- **Available:** Immediately
 - **Basic Rent:** \$10 PSF
 - **Op. Costs:** \$6.12 PSF (2021 est.)
 - **Class:** Retail/Industrial
 - **Type:** Strip Centre
 - **Loading:** One (1) grade loading OH door per bay
 - **Parking:** 108 surface stalls
 - **Signage:** Fascia & pylon

TENANT MIX

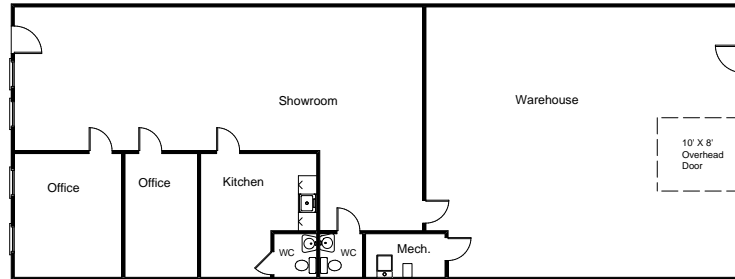
- Solar Super Store
- Absolute Hardwood Flooring
- Pine Environmental
- Wiband Communications
- Olue Hot Tub Supplies
- Wave Bathroom Renovations
- Blackout Tinting
- Xavier International
- Freedom Flooring
- Axxess Industrial Supplies
- Honest Group of Companies
- Pollie's Flowers
- Mr. Plank



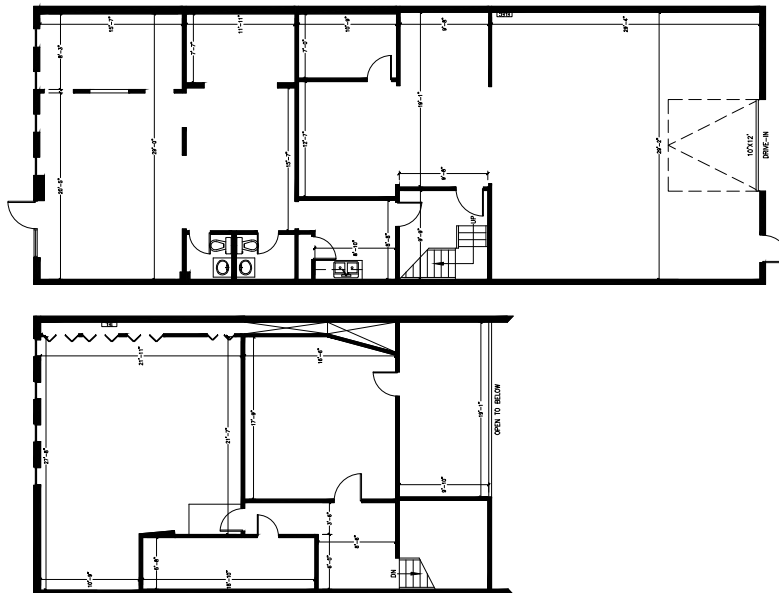
99 STREET (27,200 VPD)



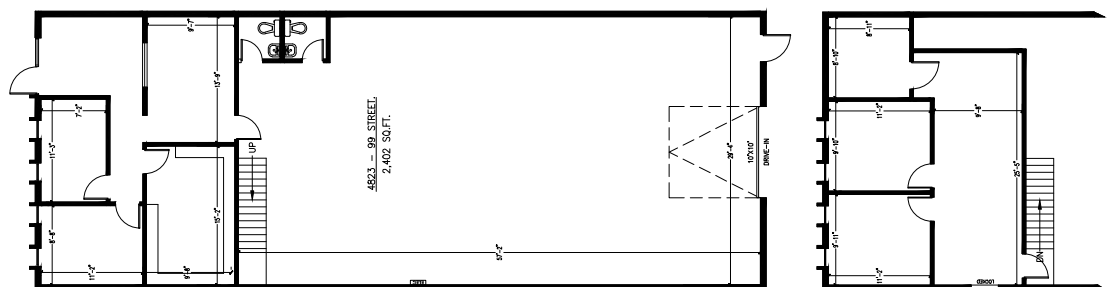
▪ UNIT#1 - #4911
±2,400 SF

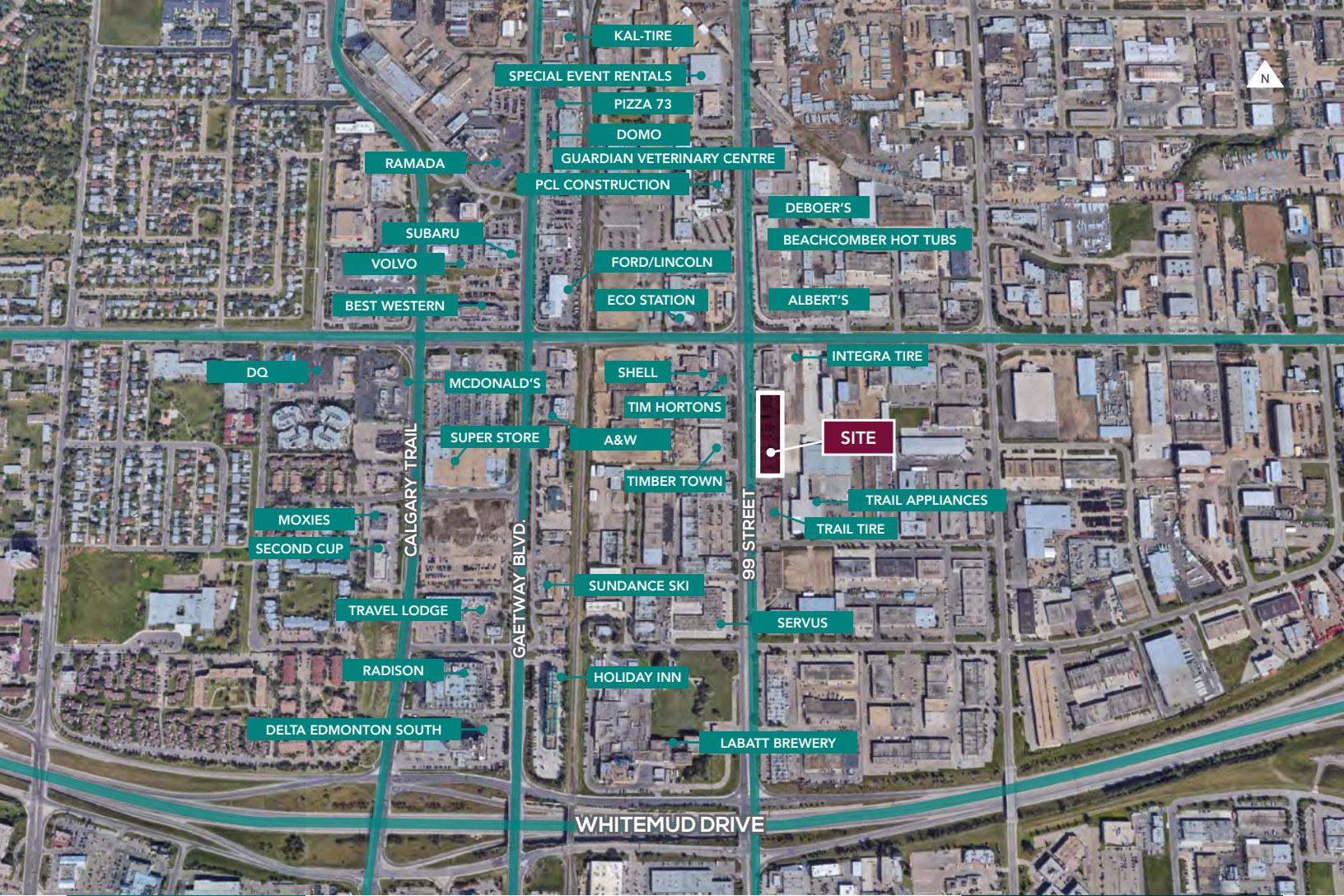


▪ UNIT#2 - #4909
±2,400 SF



▪ UNIT#3 - #4823 (PENDING)
±2,400 SF





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THE OPPORTUNITY

GET YOUR BUSINESS NOTICED. This property faces 99 Street; a major arterial road that links downtown and south Edmonton providing exposure to 28,000 vehicles per day. The centre has both fascia and pylon signage options providing excellent visibility. Access is also a breeze with three different entry points, and a central two-way turning lane on 99 Street providing access for southbound traffic.

The vacancies feature a functional mix of showroom, office and warehouse spaces with grade loading and some have bonus mezzanines. Additionally, the centre is zoned industrial business which allows for a wide range of uses. With transit stops steps from the front door and on site parking come and see for yourself why this centre is so popular.

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