

CDNGLOBAL[®]

STANG
GUITARS

Odd
Company

Unique Quasi-Retail Opportunity



6,509 SF
SIZE



IMMEDIATE
AVAILABILITY



\$1,500,000
PRICE



\$12.00 PSF
RATE

FOR SALE
& LEASE

9927/31/35 76 Avenue Edmonton, AB

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UNIVERSITY OF ALBERTA

Downtown Edmonton

HIGHLIGHTS

Located in the revitalized Ritchie district within close proximity of Whyte Ave and Ritchie Market, and adjacent the to Old Strathcona district

Richie is a vibrant community with several breweries, cafés and local shops & markets within walking or biking distance

Property features an open storage with an abundance of natural light and high ceilings



99 Street

Whyte Avenue





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PROPERTY HIGHLIGHTS

- Join Stang Guitar and Odd Company Brewing in this unique quasi-retail/industrial location
- ±6,509 square feet, plus 1,037 square foot mezzanine
- Located in Edmonton's Richie neighborhood
- Oversized grade loading doors
- Well maintained property with ample parking
- Excellent location close to 99th Street and Whyte Avenue
- +/- 2,200 square foot yard/outdoor area on East side of building
- Ideal uses include indoor participant recreation, training facilities, vehicle sales/rentals, sales & distribution, coffee roasters, bike shops, outdoor adventure equipment, micro breweries, clothing manufacturer/retailers
- Drive-through capabilities





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PROPERTY DETAILS

Address	9927/9931/9935 76 Avenue, Edmonton, AB
Size	1,050 SF Office 5,459 SF Warehouse / Shop 6,509 Total 1,037 Mezzanine (not included in total)
Loading	(1) 10' x 14' Grade (1) 18' 6" x 20' Grade
Year Built	2009
Parking	Ample Surface
Area	Richie
Zoning	DC2 - Site specific Development Control Provision. Examples of permitted uses: Indoor Participant Recreation Services Creation & production establishments Equipment Rentals Vehicle sales and rentals Warehouse sales General industrial Uses Business Support Services Professional, Financial and Office Support Services
Available	Immediate
Purchase Price	\$1,500,000
Asking Rate	\$12.00 per square foot
Operating Costs	\$5.00 per square foot (TBC)



The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN Global Advisors Limited does not assume responsibility for any errors or omissions.



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