

SABLE REALTY

**PRICE
REDUCTION**

~~\$1,749,600~~

\$1,555,200

**FOR SALE
FOR LEASE**

Two Units of Modern Architecture in Downtown Edmonton

VIBE PROFESSIONAL CENTRE

11611 107 Avenue Edmonton AB

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For Lease or Purchase : Vibe Professional Centre

Positioned near Unity Square and the Brewery District, Vibe Professional Centre combines striking modern design with functional flexibility. With abundant natural light, great signage potential, and free parking, this location supports a wide range of business uses.

Now available **for lease or for purchase**, this property presents an excellent **owner-user opportunity**. Secure your own space while benefiting from **rental income** generated by existing tenancies — a smart way to **offset your mortgage and build equity** over time.

Own and operate in one of Edmonton's most vibrant and growing areas.

PROPERTY DETAILS

Municipal Address	11611 107 Avenue, Edmonton AB
Legal Description	Plan 1823047 Unit 1 (Subject to Change Upon Condo Subdivision)
Vacant Area	10,39 SF and 1,449 SF
Leased Area	1,400 SF (Busters Pizza)
Total Size	3,888 SF
Net Rental Income	\$36,400.00
Expiry Date	December 31, 2028
Zoning	DC1
Parking	Ample parking that includes 30 surface stalls and underground stalls.
Property Taxes	\$7.10 PSF (Subject to Condo Subdivision)
Condo Fees	\$13.55 PSF
Basic Rent	Market
Additional Rent	\$20.65 PSF
Sale Price	\$1,749,600 \$1,555,200

KEY FEATURES

Flexible DC1 zoning
for health, retail,
and office uses

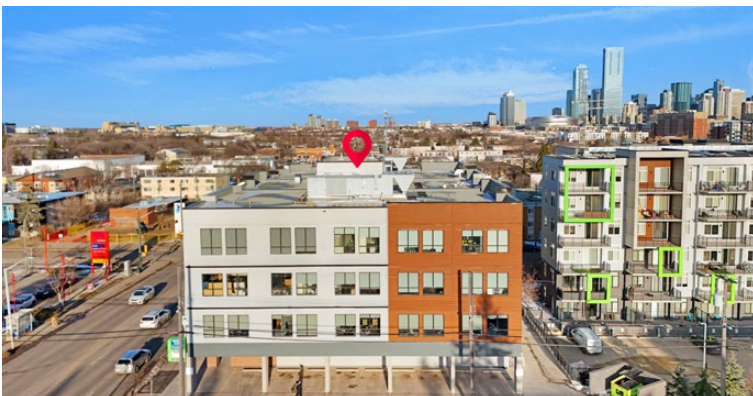
**Free surface,
street, and visitor
parking**

**High daytime
population: 156,000+
within 3km**

**Surrounded by
dense residential
and amenities**

**Tenant Improvement
Allowance:
\$25.00 PSF**

**Available
immediately**



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AREA OVERVIEW

Adjacent to 185
Unit Multi-Family
Complex: Vibe
Lofts

Walking distance
to Oliver/Unity
Square and
Brewery District

Close proximity to
Royal Alexandra
Hospital &
Downtown Core

Modern
Architecture with
Abundant Natural
Light



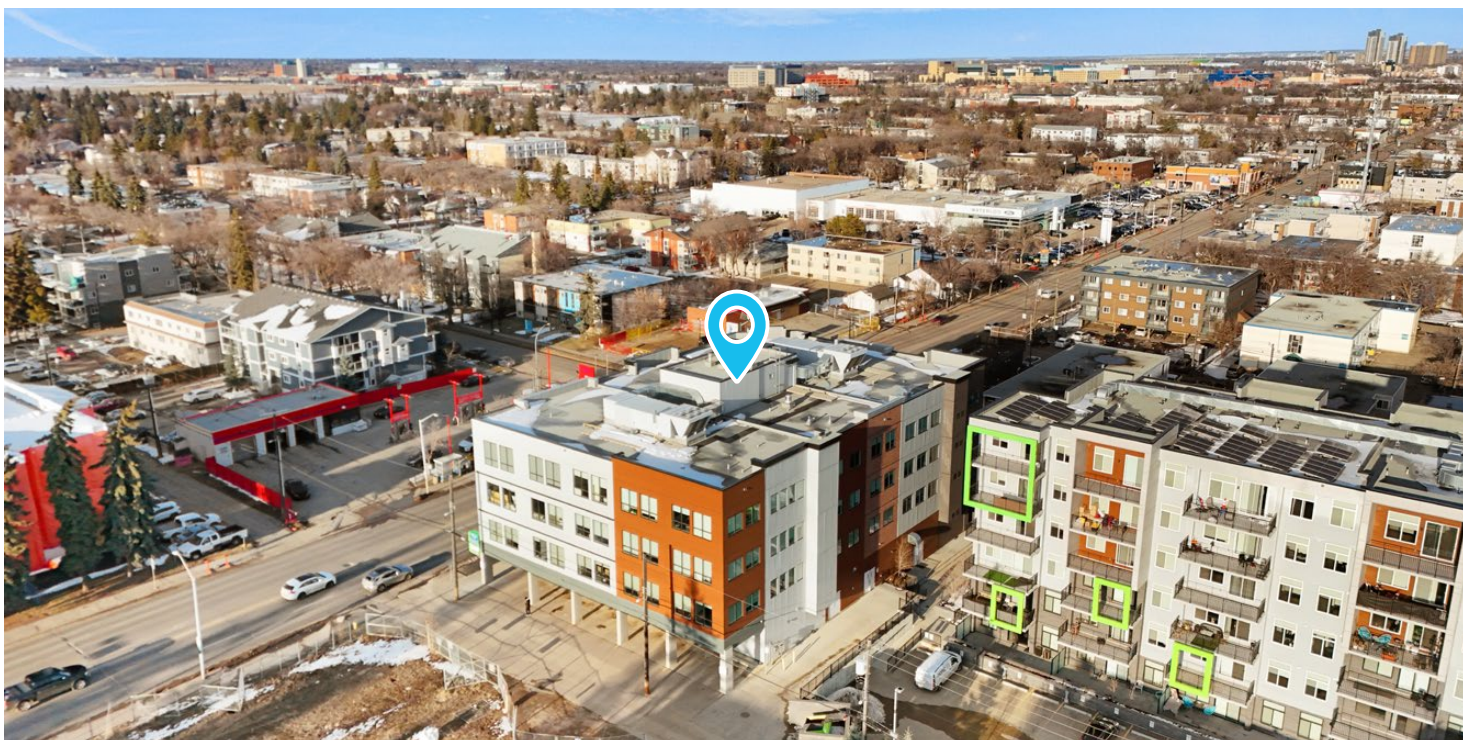
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DEMOGRAPHICS (3KM RADIUS)

14.6%

Projected Growth
2019-2024

\$

Average Household Income
\$80,175



Daytime Population
156,232



Households within 3km
18,299

92.2%

Employment Rate
Surrounding Area



Vehicles Per Day (107 Ave)
27,927

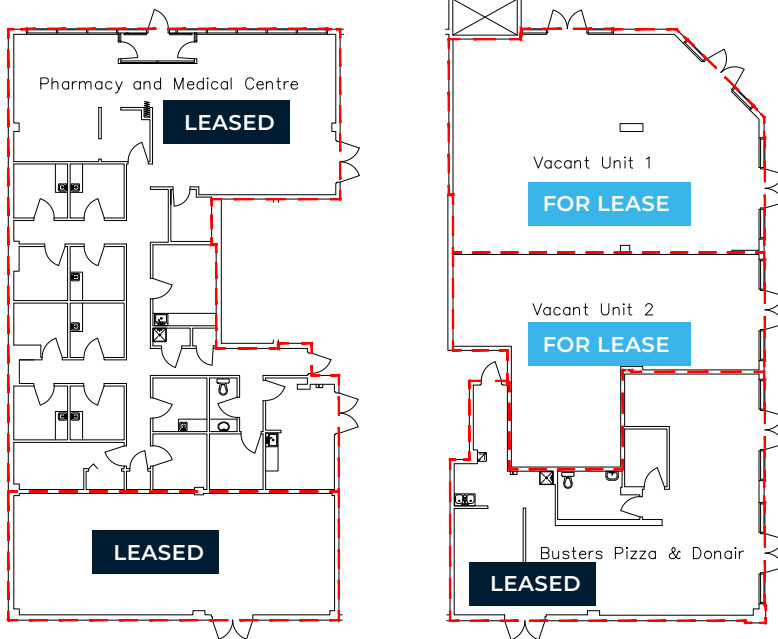
49%

Surrounding Population
20-39 Years Old



Ample Parking
Surface, Underground & Street

FLOOR PLAN



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