

FOR LEASE

99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB

24 HOUR
VIDEO
MONITORING

LUV
GUT
BY LUVHEALTH

360

LUV
HEALTH
866-LUV-HEALTH
493-8937

13 - 99 Street

**+/- 2,400 SF AVAILABLE ALONG MAJOR
COMMUTER ROAD, 99 STREET**

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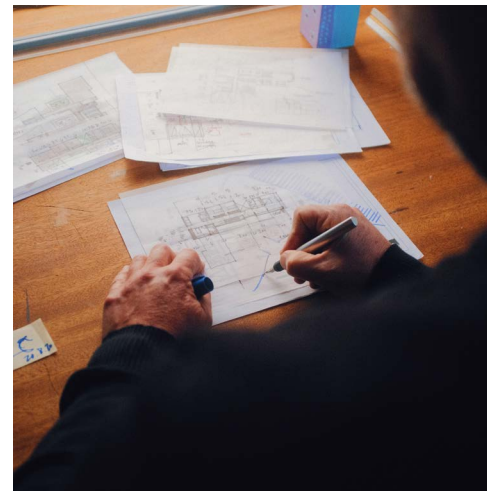
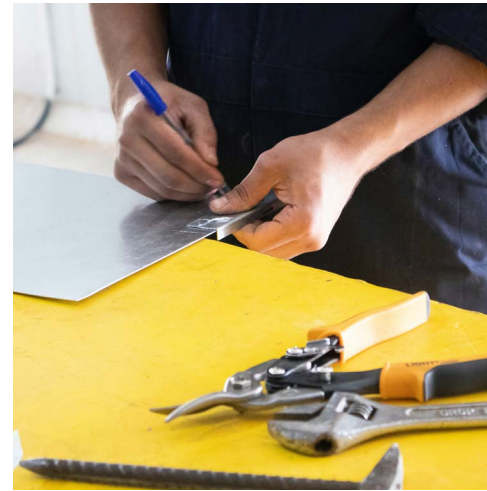
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OVERVIEW / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB

OPPORTUNITY

Take advantage of being positioned along a major arterial road, 99 Street, that links the south of Edmonton to Downtown and provides ample exposure to over 28,000 vehicles per day. The available spaces feature a practical mixture of showroom, office and warehouse spaces with grade loading and is zoned as Industrial Business (IB), allowing for a wide range of uses.

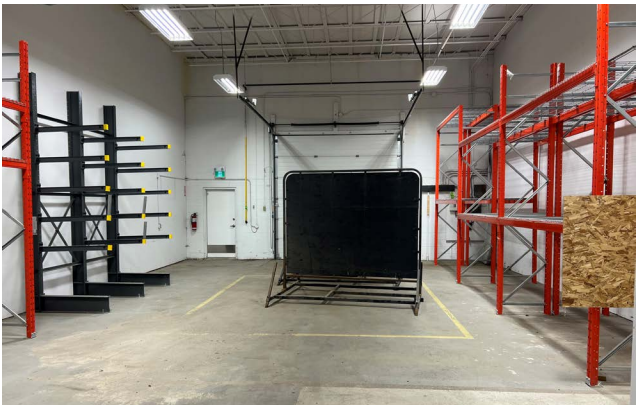
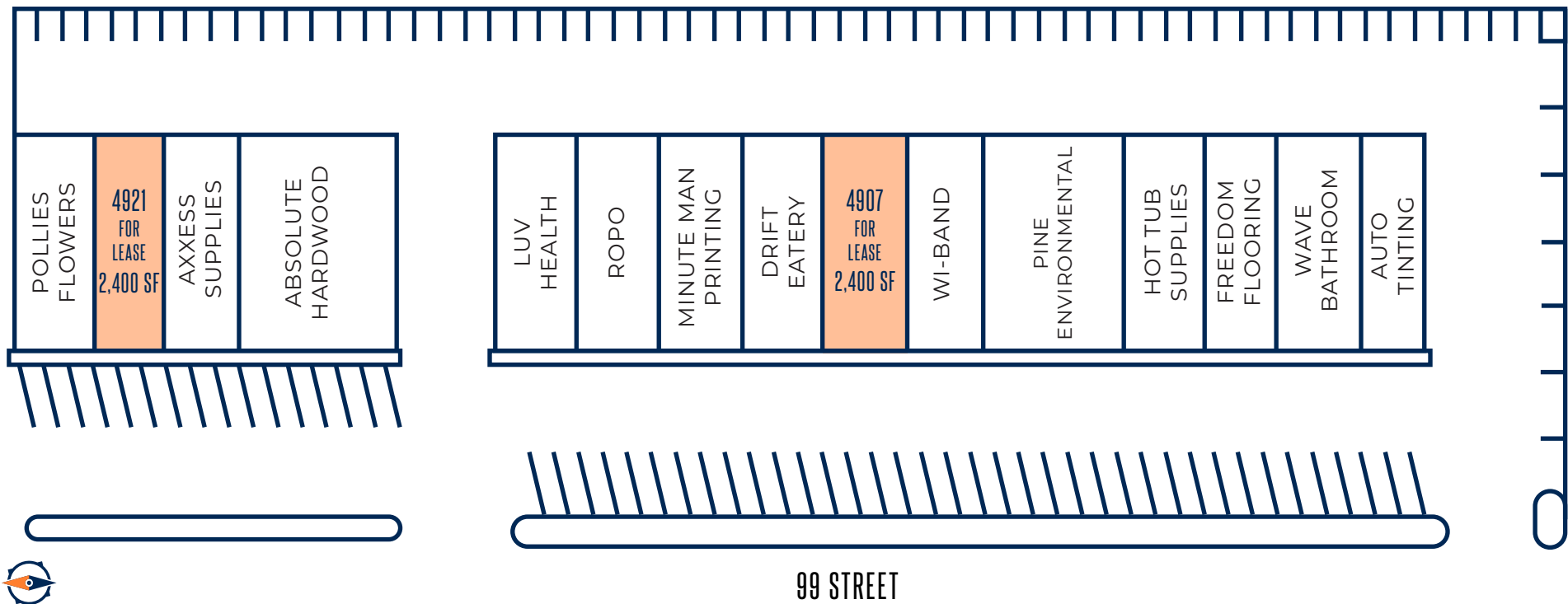


HIGHLIGHTS

- Vacancy: +/-2,400 SF high exposure bay for lease
- Grade level door, high ceiling, showroom and warehouse space.
- Well-maintained property with excellent visibility and signage
- Ample front and rear parking on site
- Positioned along 99 Street, the property allows for easy access to other major arterial roads such as Gateway Boulevard, Calgary Trail and Whitemud Drive

SITE MAP / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB



DETAILS / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB



28,000
vehicles
per day



EXPOSURE
99 Street &
A49 Avenue



PARKING
surface stalls
located on site



TRANSIT
in very close
proximity



\$101,031
household income
average within 3 km



46,089
population
within 3 km



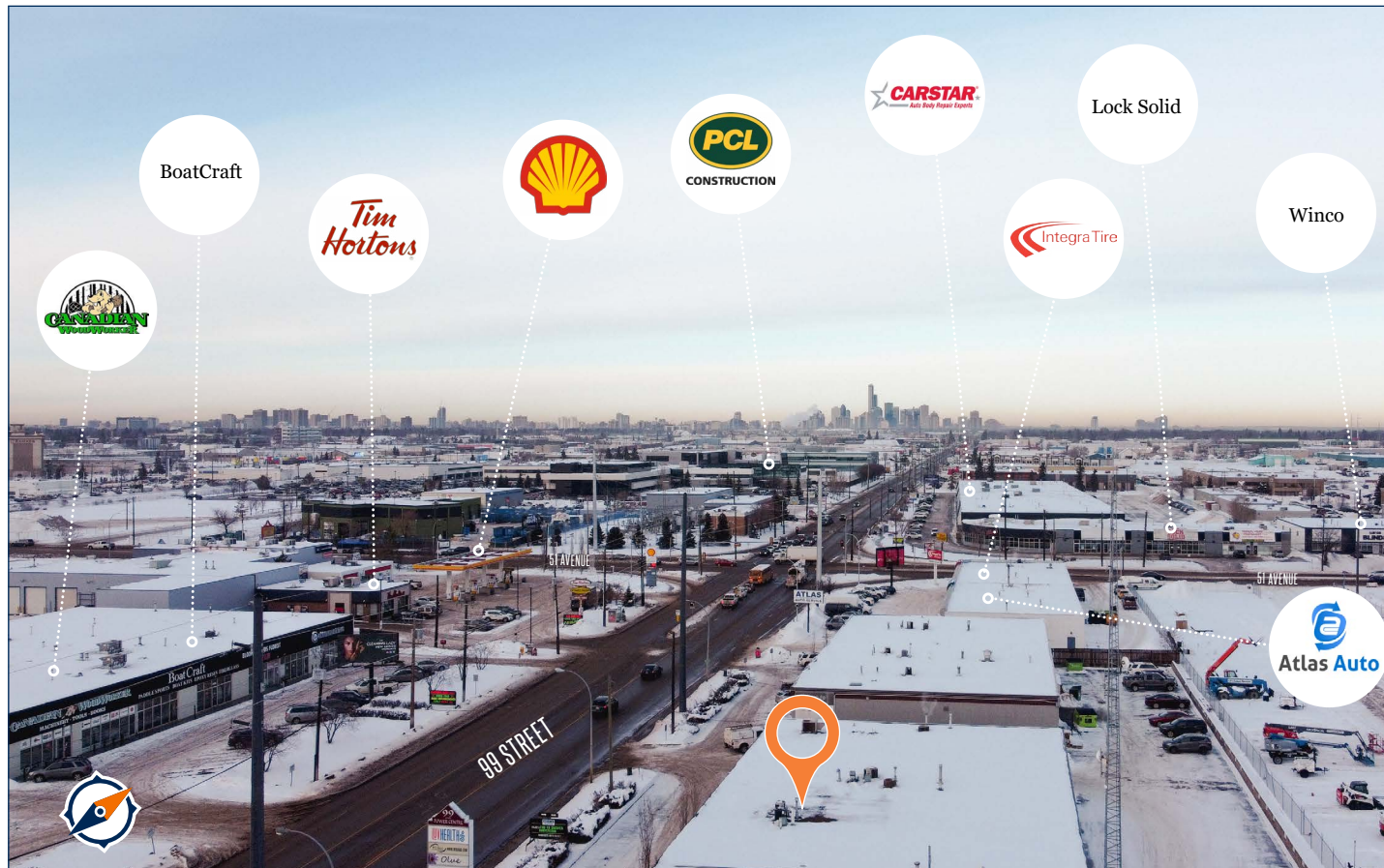
BUILDING
freestanding
commercial



4.7%
predicted change in
population



69.7%
exposure to site
by car



AREA HIGHLIGHTS

Municipal Address: 4921 99 Street, Edmonton

Zoning: IB - Industrial Business Zone

Lease Rate: Market

Area: +/- 2,400 SF

Available: Immediately

Loading: Grade Level

Operating Costs: \$6.25/SF (2023 Estimate)

Whitemud Drive 1 minute

Calgary Trail 3 minutes

50 Street 5 minutes

Whyte Avenue 7 minutes

Anthony Henday 10 minutes

99TH STREET POWER CENTRE

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