



SABLE REALTY

FOR SALE/LEASE

Two-Storey, Modern Commercial Space in NW Edmonton

JORDAN BUSINESS CENTRE

14177 162 Avenue, Edmonton AB

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Two Storey Unit For Sale or Lease

In Northwest Edmonton, Jordan Business Centre offers a modern two-storey commercial space built in 2015. Currently available is 1,674 square feet of highly visible main floor retail space, ideally suited for customer-facing businesses, supported by an additional 1,674 square feet of second floor office space. Zoned Business Employment (BE), this property is surrounded by established amenities and dense residential communities, with excellent connectivity to St. Albert Trail, Anthony Henday Drive, and Yellowhead Trail.

PROPERTY DETAILS

Municipal Description	14177 162 Avenue Edmonton AB
Legal Description	Plan 2022071 Unit 16
Zoning	Business Employment (BE)
Main floor retail size	1,674 sqft
2nd floor office size	1,674 sqft
Sale Price	\$665,000.00 (\$198.63 PSF)
Condo Fees	\$5.13 PSF (2025 Estimate)
Property Taxes	\$2.87 PSF (2024 Estimate)
Base Rent	Market
Additional Rent	\$8.00 PSF (2025 Estimate)
Possession	Immediate
Year Built	2015



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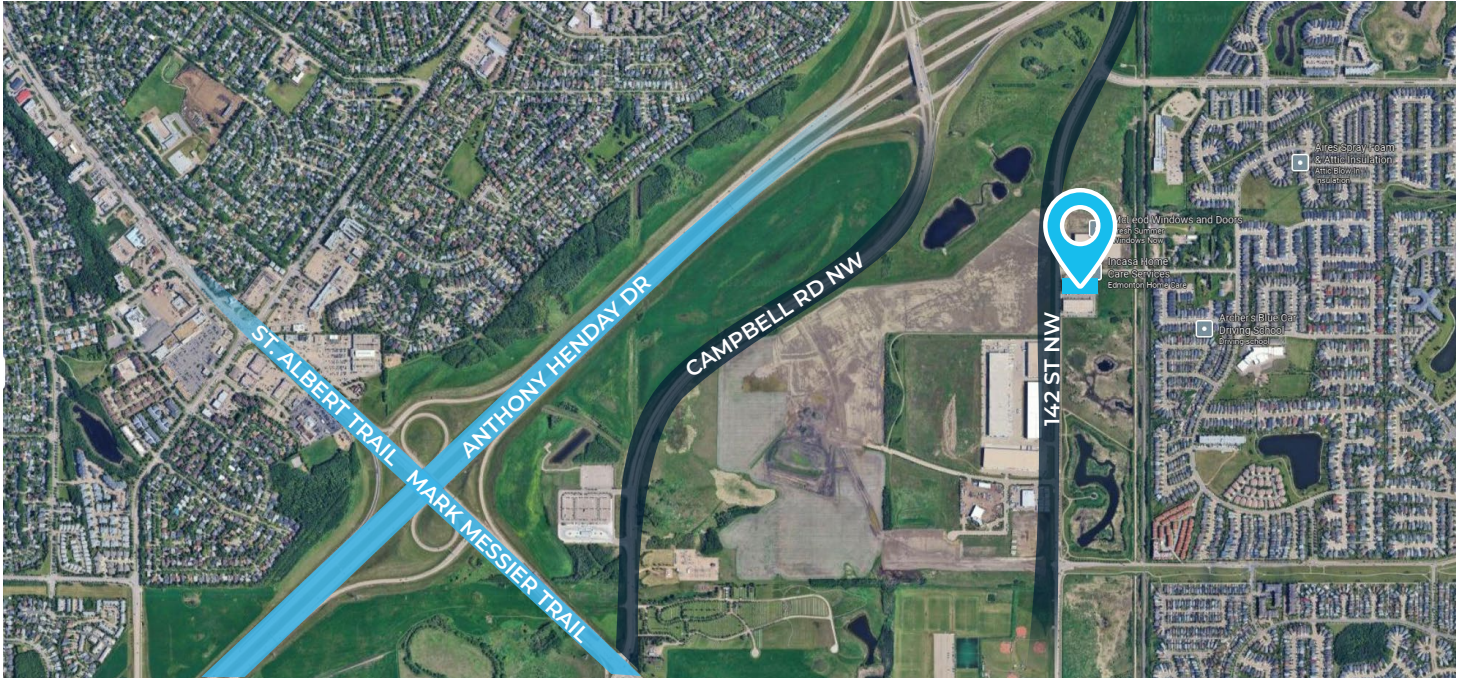
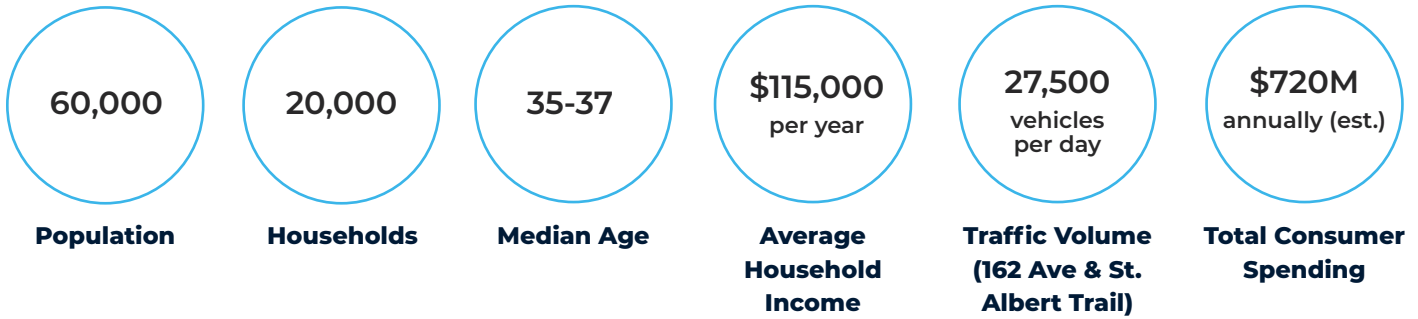
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DEMOGRAPHICS (3KM RADIUS)



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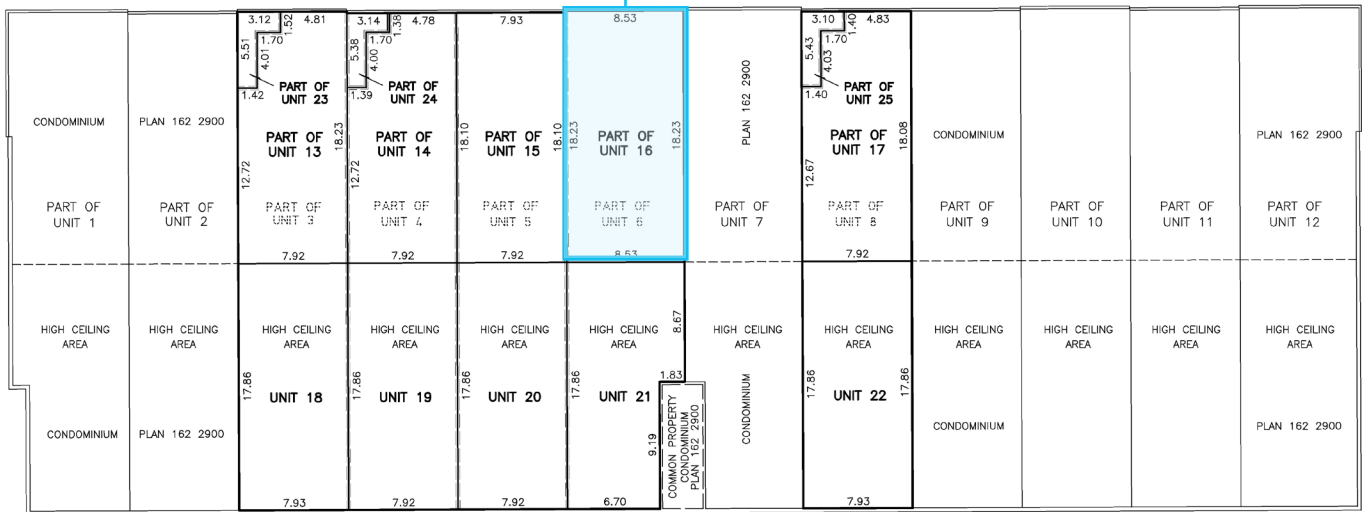
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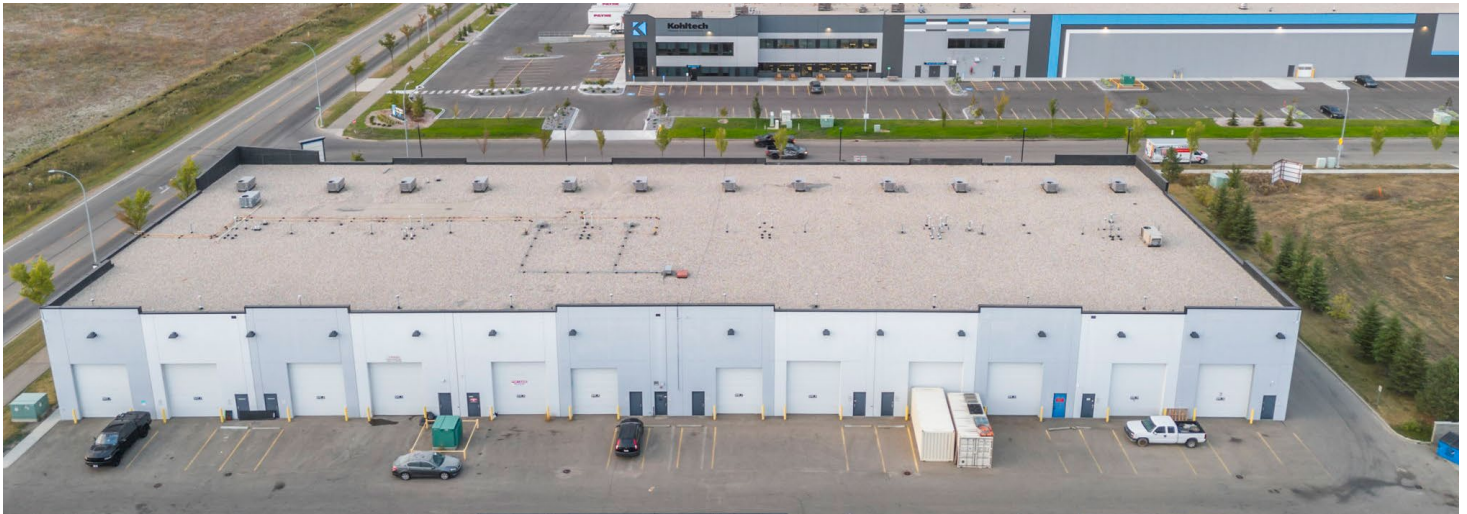
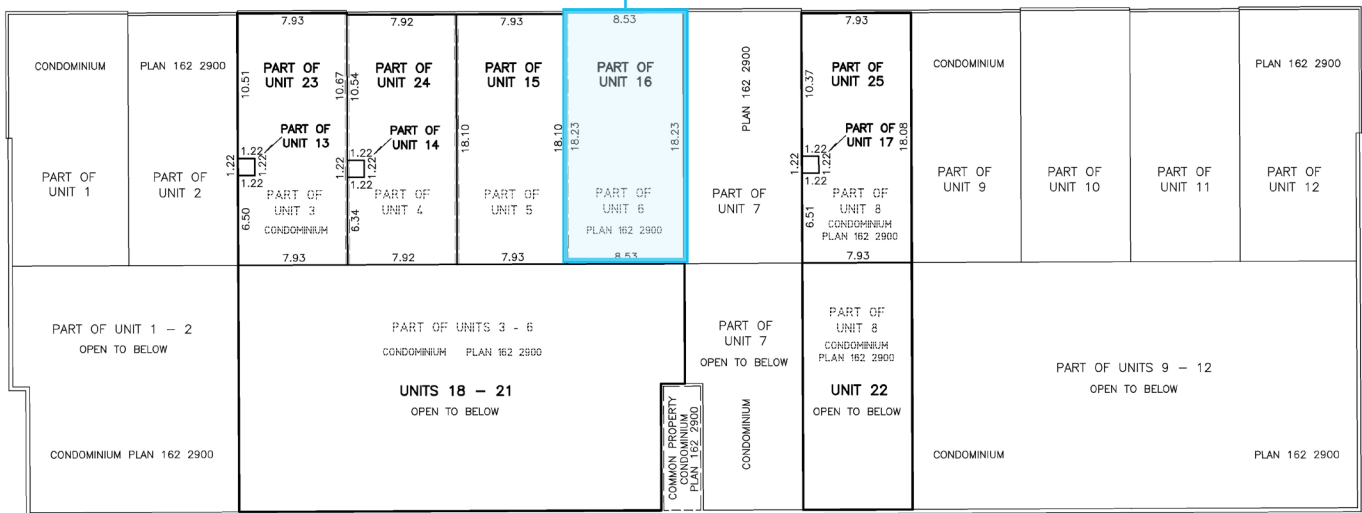
Main Floor

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Second Floor

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MAIN FLOOR - RETAIL



SECOND FLOOR - OFFICE



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