# SABLEREALTY



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**

<b>Municipal Description</b>	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)
<b>Property Taxes</b>	\$2.87 PSF (2024 Estimate)
Base Rent	Market
<b>Additional Rent</b>	\$8.00 PSF (2025 Estimate)
Posession	Immediate
Year Built	2015





# **DEMOGRAPHICS (3KM RADIUS)**

60,000

**Population** 

20,000

Households

35-37

**Median Age** 

\$115,000 per year

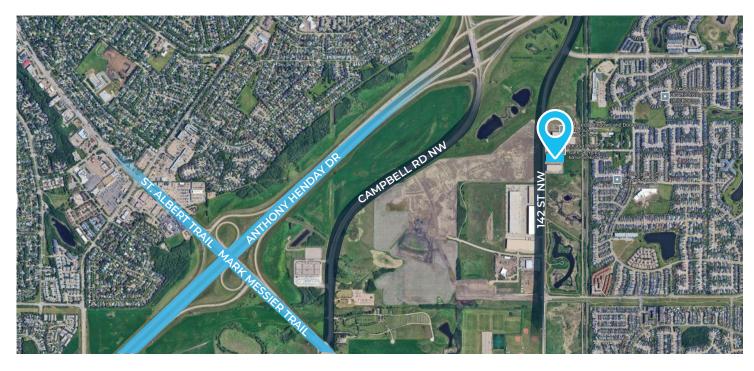
**Average** Household Income

27,500 vehicles per day

**Traffic Volume** (162 Ave & St. **Albert Trail)** 

\$720M annually (est.)

**Total Consumer Spending** 





## **Main Floor**

# FOR SALE/LEASE

		3.12 \[ \frac{1}{26} \] 4.81 \[ \frac{1}{1.70} \] \[ \frac{1}{0} \] PART OF 1.42 UNIT 23	3.14 8 4.78 8 1.70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7.93	8.53	2 2900	3.10 Q 4.83 1.70 1.70 PART OF UNIT 25				
CONDOMINIUM	PLAN 162 2900	PART OF 852 UNIT 13		PART OF % UNIT 15	PART OF 23 UNIT 16	PLAN 162 2900	PART OF UNIT 17	CONDOMINIUM			PLAN 162 2900
PART OF UNIT 1	PART OF UNIT 2	PART OF UNIT 3	PART OF UNIT 4 7.92	PART OF UNIT 5 7.92	PART OF UNIT 6	PART OF UNIT 7	PART OF UNIT 8 7.92	PART OF UNIT 9	PART OF UNIT 10	PART OF UNIT 11	PART OF UNIT 12
HIGH CEILING AREA CONDOMINIUM	HIGH CEILING AREA PLAN 162 2900	HIGH CEILING AREA  OR THE UNIT 18	HIGH CEILING AREA  WITH 19  7.92	HIGH CEILING AREA	HIGH CEILING 80 AREA 1.83	HIGH CEILING AREA WINNINGINGO CONDONINGING CONDONINGING CONDONINGING CONDONINGING CONDONINGINGING CONDONINGINGINGINGINGINGINGINGINGINGINGINGING	HIGH CEILING AREA 98 12 UNIT 22 -	HIGH CEILING AREA CONDOMINIUM	HIGH CEILING AREA	HIGH CEILING AREA	HIGH CEILING AREA PLAN 162 2900

## **Second Floor**

# FOR SALE/LEASE

		7.93	7.92	7.93	8.53	1	7.93				
CONDOMINIUM	PLAN 162 2900	PART OF 29:01	PART OF UNIT 24	PART OF UNIT 15	PART OF UNIT 16	162 2900	PART OF UNIT 25	CONDOMINIUM			PLAN 162 2900
PART OF UNIT 1	PART OF - UNIT 2	PART OF UNIT 13 1.22 PART OF UNIT 3 PART OF UNIT 3 CONDOMINUM 7.93	PART OF 1.22 PART OF  # UNIT 4	PART OF UNIT 5	PART OF UNIT 6 PLAN 162 2900	PART OF UNIT 7	PART OF 80 1.22 UNIT 17 60 1.22 PART OF UNIT 8 6 CONDOMINUM PLAN 162 2900 7.93	PART OF UNIT 9	PART OF UNIT 10	PART OF UNIT 11	PART OF UNIT 12
PART OF UNIT 1 — 2 OPEN TO BELOW			PART OF UNITS 3 - 6 CONDOMINUM PLAN 162 2500			PART OF UNIT 7 OPEN TO BELOW	PART OF UNIT 8 CONDOMINUM PLAN 162 2900 UNIT 22	PART OF UNITS 9 — 12 OPEN TO BELOW			
CONDOMINIUM	PLAN 162 2900		OPEN TO BELOW			CONDOMINIUM CONDOMINIUM	OPEN TO BELOW	CONDOMINIUM			PLAN 162 2900

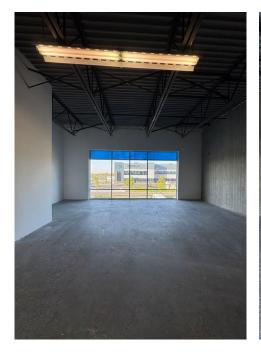


### **MAIN FLOOR - RETAIL**





### **SECOND FLOOR - OFFICE**







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