

FOR SALE OR LEASE

VIBE PROFESSIONAL CENTRE

NAI Commercial

REDUCED SALE PRICE
NOW \$499,000



301, 11611 - 107 AVENUE | EDMONTON, AB | THIRD FLOOR CORNER UNIT

PROPERTY DESCRIPTION

- Corner office suite featuring exceptional natural light through expansive perimeter windows
- Newly developed commercial building ideal for professional or medical users
- Titled secure underground parking stalls included with visitor parking available
- Location is close to downtown Edmonton and 124 Street corridor
- Variety of amenities in nearby area
- Currently generating \$3,000/month of gross income through month to month tenancies

212,811

2023 POPULATION
5KM RADIUS

9,725

BUSINESS IN AREA
5KM RADIUS

9,800

VEHICLES PER DAY
ON 116 STREET (2022)

19,700

VEHICLES PER DAY
ON 107 AVENUE (2022)

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NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,984 sq.ft.±
LEGAL DESCRIPTION	Unit 105, Plan 2120775
ZONING	DC1
YEAR BUILT	2017
POWER	120/208 volt, 225 amp, 3 phase, 4 wire
LIGHTING	LED lighting
PARKING	Includes 4 titled parking stalls
AVAILABLE	Immediately
CONDO FEES	\$2,382.51 per month (2025)
SALE PRICE	\$499,000
PROPERTY TAXES	\$14,984.35 (2026)
LEASE RATE	\$18.00/sq.ft./annum net
TENANT IMPROVEMENT ALLOWANCE	Negotiable

