

# 9,000 SF FOR SALE OR LEASE

8219/21 - 118 AVENUE | EDMONTON, ALBERTA



## PROPERTY HIGHLIGHTS

- Available for immediate lease or purchase, this  $\pm$  9,184 square foot stand-alone building is strategically located on 118 Avenue and 82 Street, providing quick access to Fort Road, Wayne Gretzky Drive and the Yellowhead Highway.
- Extremely functional space for a variety of retail, professional or medical uses.
- The main floor is  $\pm$  4,592 square feet and ideal for retail or medical with high exposure to 118th Avenue and 82 Street, with the second floor offering  $\pm$  500 to 2,220 square feet of space, in a variety of private office sizes.
- Two parcels also included in the purchase of the building.

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# FOR SALE OR LEASE | STAND-ALONE BUILDING ON 118 AVE

## MUNICIPAL

Building: 8221 - 118 Avenue Edmonton, Alberta

Lot 1: 8219 - 118 Avenue Edmonton, Alberta

Lot 2: 8221 - 118 Avenue Edmonton, Alberta

## ZONING

MU - Mixed Use Zone

## PARKING

Directly behind plus ample free street parking

## BUILDING SIZE

± 4,592 SF Main Floor

± 4,592 SF Second Floor

± 9,184 SF Total Building Size

## IDEAL TENANTS



Health Services



Fast Food or Restaurant



Professional Services



Arts Studio



Financial Services



General Retail

## SALE FINANCIALS



**\$2,900,000**

Listed Price



**\$30,261.53**

Building: Property Taxes - 2023 Actual



**\$3,609.70**

Lot 1: Property Tax - 2023 Actual



**\$4,124.69**

Lot 2: Property Tax - 2023 Actual

## MAIN FLOOR LEASE FINANCIALS



**Starting at \$20 PSF**

Lease Rate



**\$5 PSF (TBC by Landlord)**

Operating Costs

*Estimated budget PSF for 2023 - proportionate share of property taxes, property management, common area expenses, etc.*

## SECOND FLOOR LEASE FINANCIALS



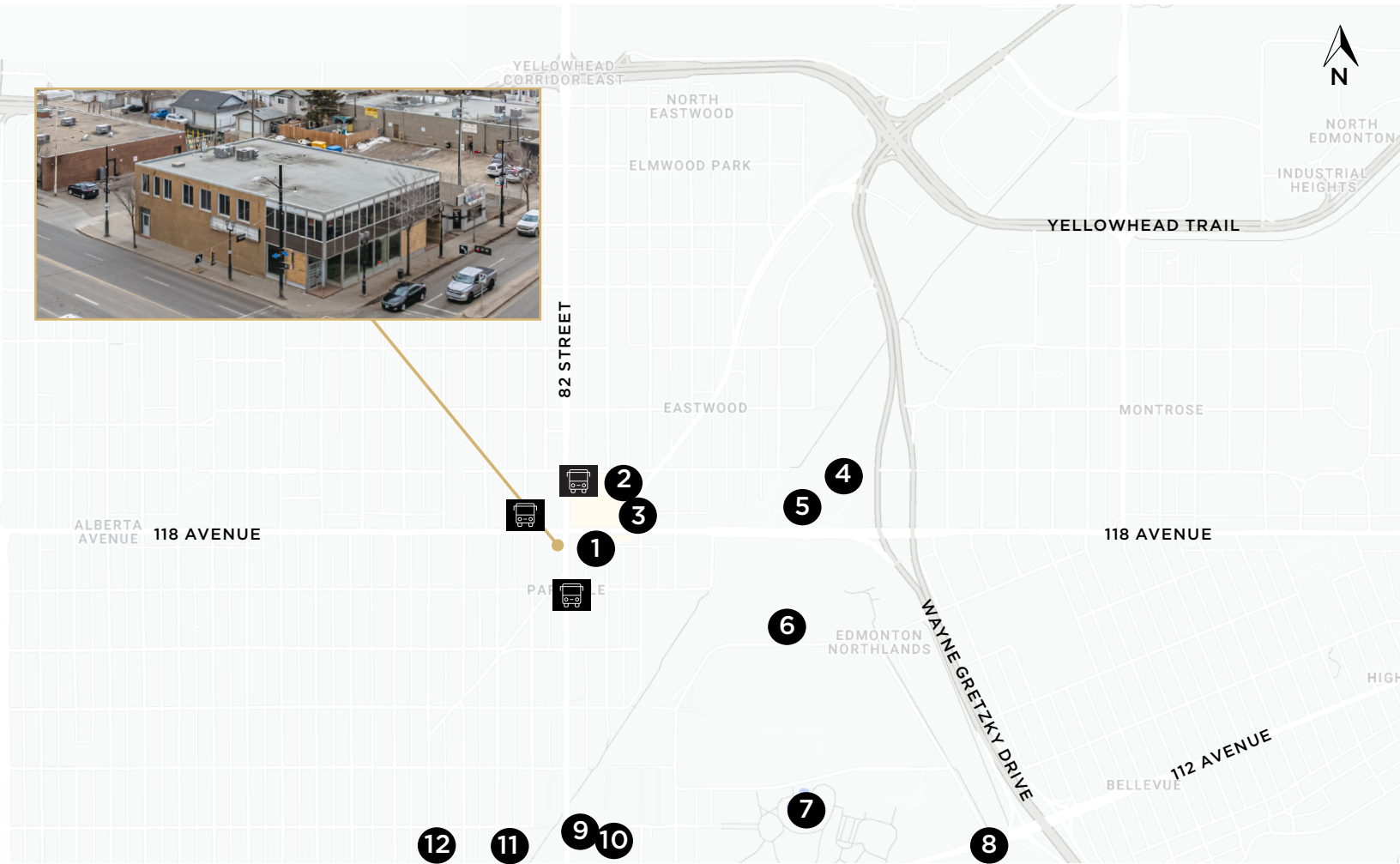
**Contact Listing Agent**

Gross Lease Rate



MAIN FLOOR

# FOR SALE OR LEASE | STAND-ALONE BUILDING ON 118 AVE



## DEMOGRAPHICS



**218,062**  
Population - 5km (2024)



**281,278**  
Daytime Population - 5km (2023)



**38.9**  
Median Age - 5km (2024)



**\$82,238**  
Avg. Household Income - 5km (2024)



## DRIVE TIMES

Yellowhead Trail	5 Minutes
Anthony Henday	10 Minutes
Whitemud Drive	15 Minutes
Edm International Airport	35 Minutes

## NEARBY AMENITIES

- |                         |                          |
|-------------------------|--------------------------|
| 1. Shoppers Drug Mart   | 7. Borden Park           |
| 2. FreshCo              | 8. Concordia University  |
| 3. Scotiabank/CIBC      | 9. Save-On Foods         |
| 4. Northlands Coliseum  | 10. McDonald's           |
| 5. Coliseum LRT Station | 11. Stadium LRT Station  |
| 6. Edmonton EXPO Centre | 12. Commonwealth Stadium |

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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