

FOR SALE/LEASE

NAI Commercial

FREESTANDING OFFICE/RETAIL BUILDING



17410 - 107 AVENUE | EDMONTON, AB | OFFICE/RETAIL

PROPERTY HIGHLIGHTS

- 7,700 - 15,400 sq.ft.± freestanding office/retail building for sale or for lease
- Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor
- Lift/elevator available for second floor access
- Fiber optics available
- Situated with 165 feet of exposure to 107 Ave and easy access between 170 Street and 178 Street
- Up to 70 parking stalls on 0.68 acres
- Building signage opportunities available

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



MAIN FLOOR SPACE



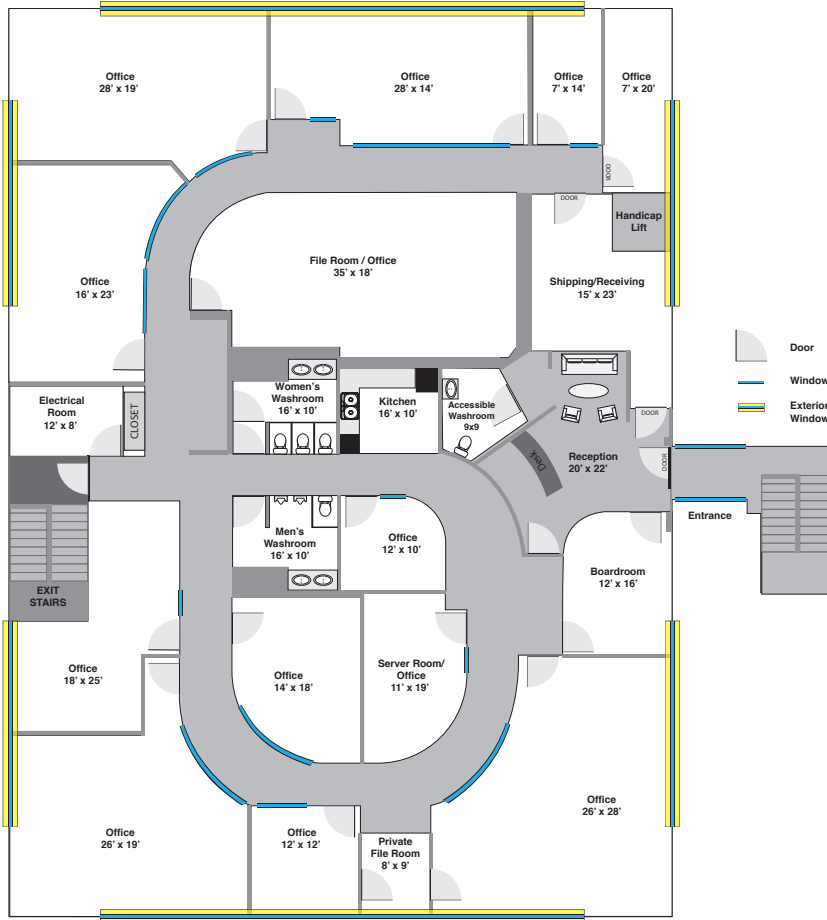
ADDITIONAL INFORMATION

| | |
|-------------------|--|
| SIZE AVAILABLE | 7,700 sq.ft.± main floor 7,700 sq.ft.± second floor 15,400 sq.ft.± total |
| LEGAL DESCRIPTION | Lot 13, Block 7, Plan 772 1110 |
| ZONING | IM |
| AVAILABLE | Second Floor - Immediately Main Floor- 60 days notice |
| YEAR BUILT | 1970 |
| PARKING | 70 stalls± |
| SITE/YARD SIZE | 0.68 acres± |
| NET LEASE RATE | Main floor - \$12.00/sq.ft./annum Second floor \$9.00/sq.ft./annum |
| OPERATING COSTS | \$9.10/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power |
| SALE PRICE | \$5,795,000 \$3,995,000 |
| PROPERTY TAXES | \$48,939.51 (2025) |



2ND FLOOR SPACE

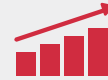




14,100 VPD **26,100 VPD**
107 AVENUE 170 STREET
N OF 105 AVE



101,203
DAYTIME POPULATION



3.0%
ANNUAL GROWTH 2023 - 2033



93,589 **5,977**
EMPLOYEES BUSINESSES



\$2.93M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

9 MINUTE DRIVE
TO WHITEMUD DRIVE



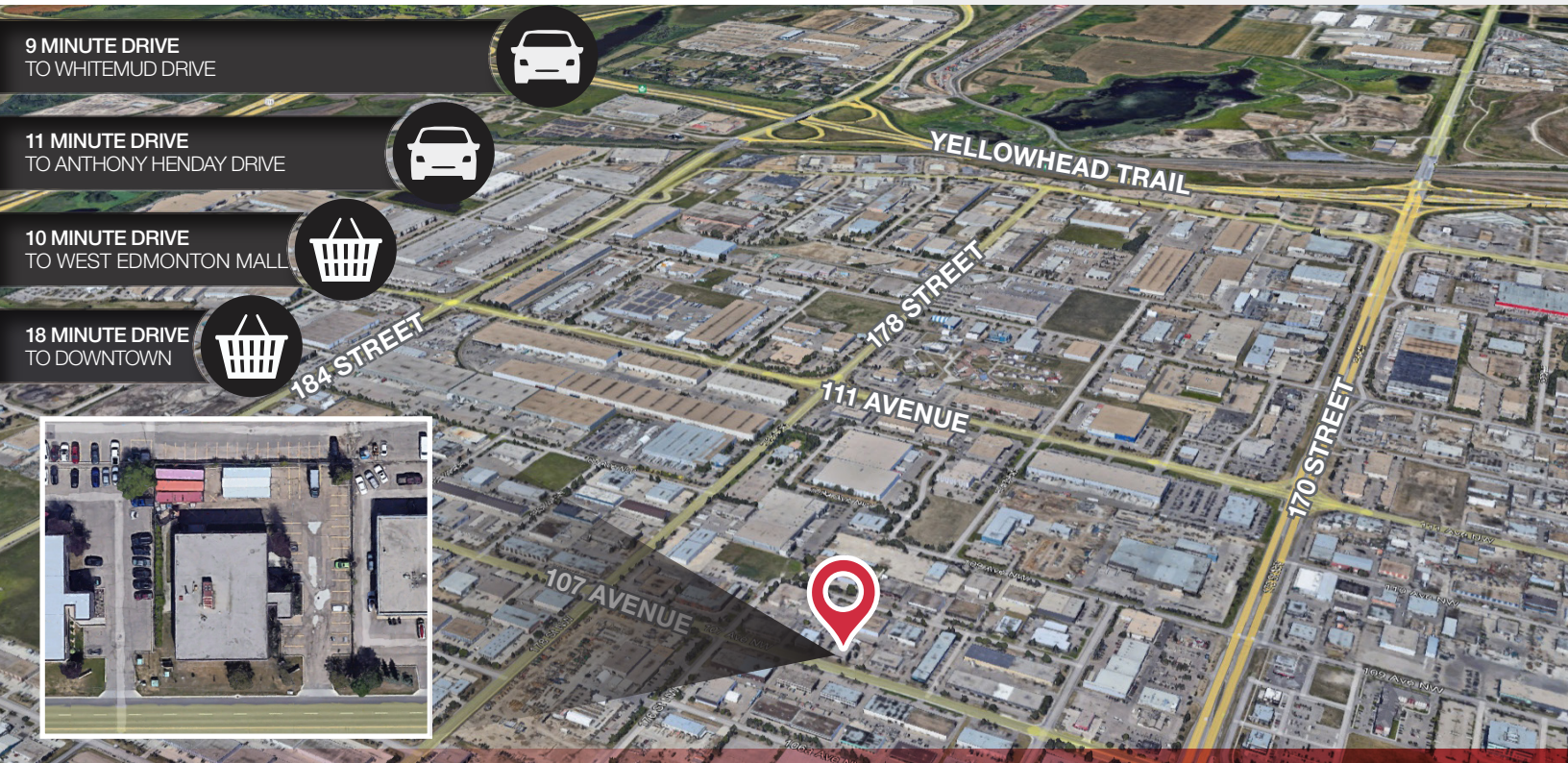
11 MINUTE DRIVE
TO ANTHONY HENDAY DRIVE



10 MINUTE DRIVE
TO WEST EDMONTON MALL



18 MINUTE DRIVE
TO DOWNTOWN



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