

# FOR LEASE

# 99<sup>TH</sup> STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB

24 HOUR  
VIDEO  
MONITORING

13 - 99 Street

+/- 2,400 SF AVAILABLE ALONG  
MAJOR COMMUTER ROAD, 99 STREET

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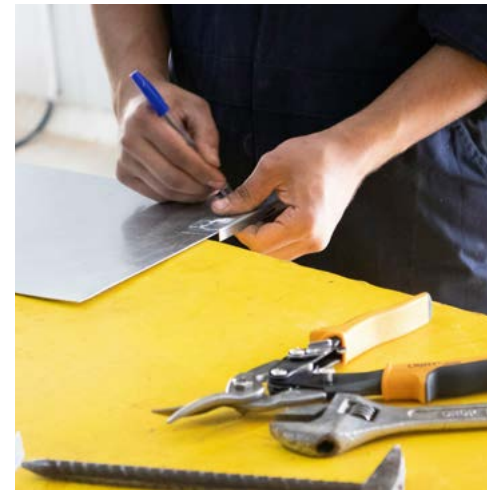
Marcus & Millichap

## OVERVIEW / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB

# OPPORTUNITY

Take advantage of being positioned along a major arterial road, 99 Street, that links the south of Edmonton to Downtown and provides ample exposure to over 28,000 vehicles per day. The available spaces feature a practical mixture of showroom, office and warehouse spaces with grade loading and is zoned as Industrial Business (IB), allowing for a wide range of uses.

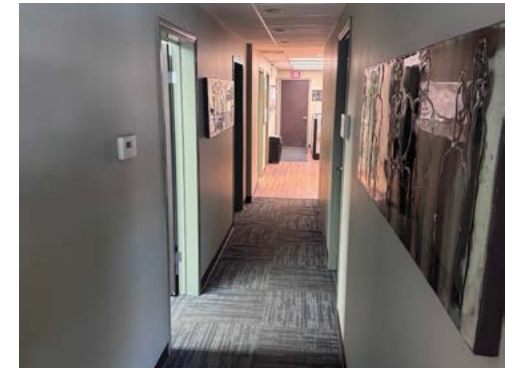
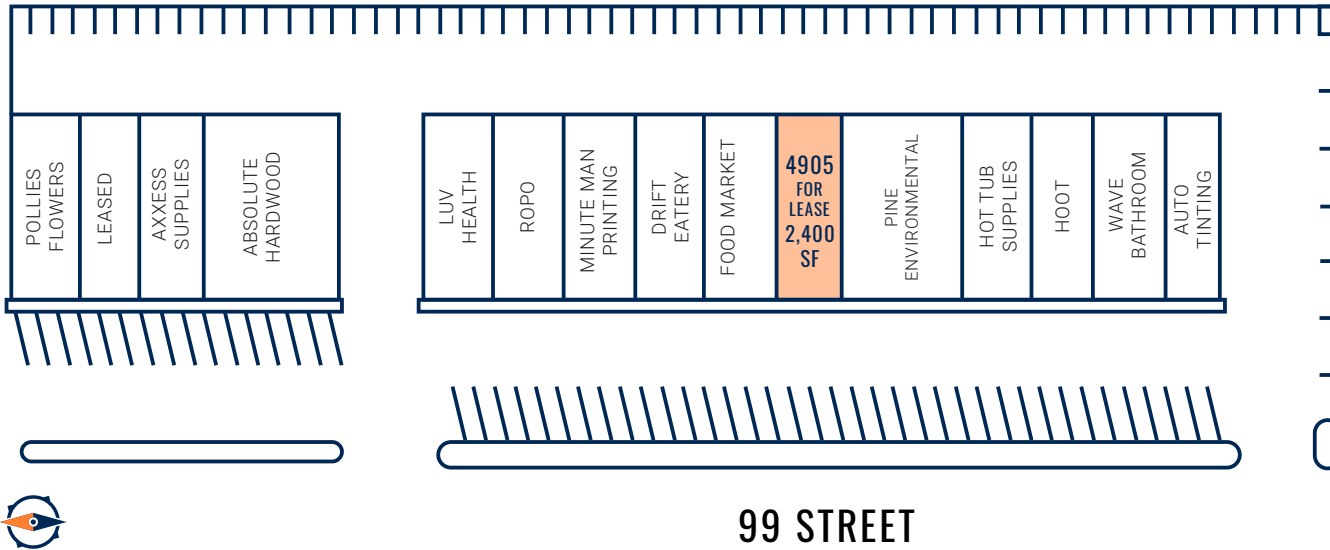


# HIGHLIGHTS

- Vacancy: +/-2,400 SF high exposure bay for lease
- Grade level door, high ceiling, showroom and warehouse space.
- Well-maintained property with excellent visibility and signage
- Ample front and rear parking on site
- Positioned along 99 Street, the property allows for easy access to other major arterial roads such as Gateway Boulevard, Calgary Trail and Whitemud Drive

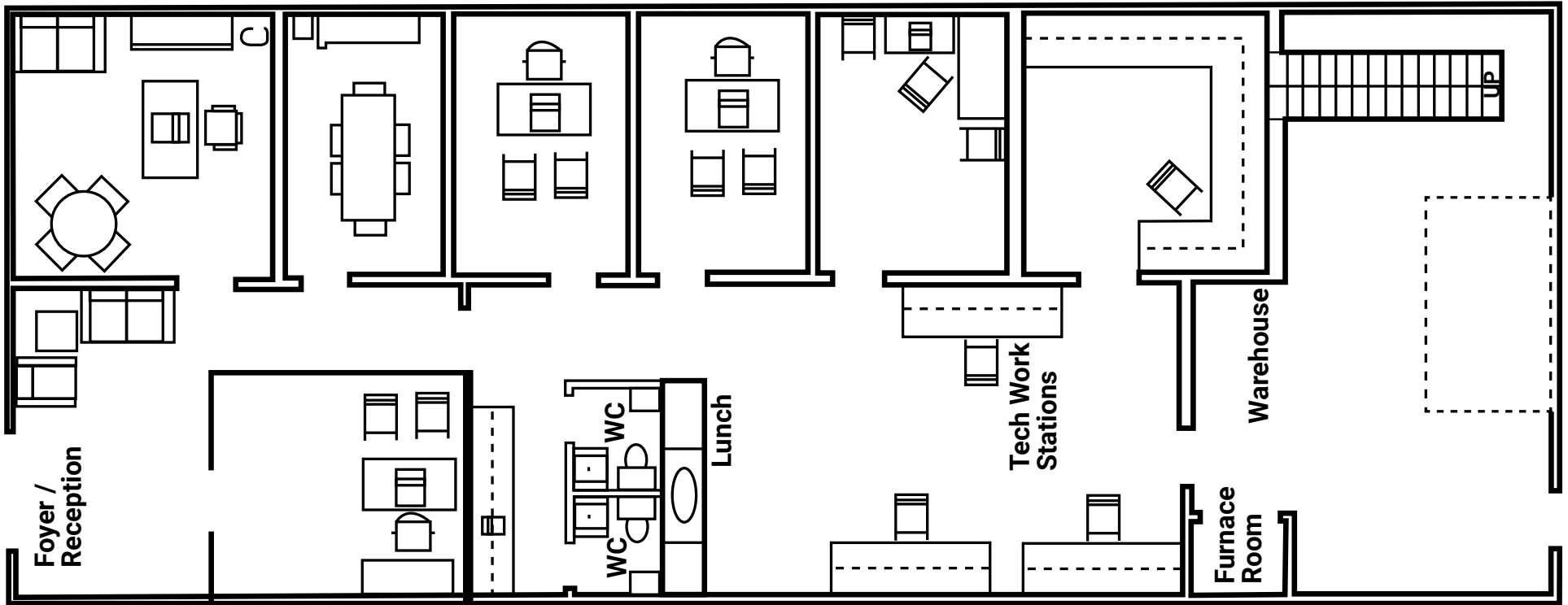
# SITE PLAN / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB



# FLOOR PLAN / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB



# DEMOGRAPHICS / 99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB



**28,000**  
vehicles  
per day



**EXPOSURE**  
99 Street &  
A49 Avenue



**PARKING**  
surface stalls  
located on site



**TRANSIT**  
in very close  
proximity



**\$101,031**  
household income  
average within 3 km



**46,089**  
population  
within 3 km



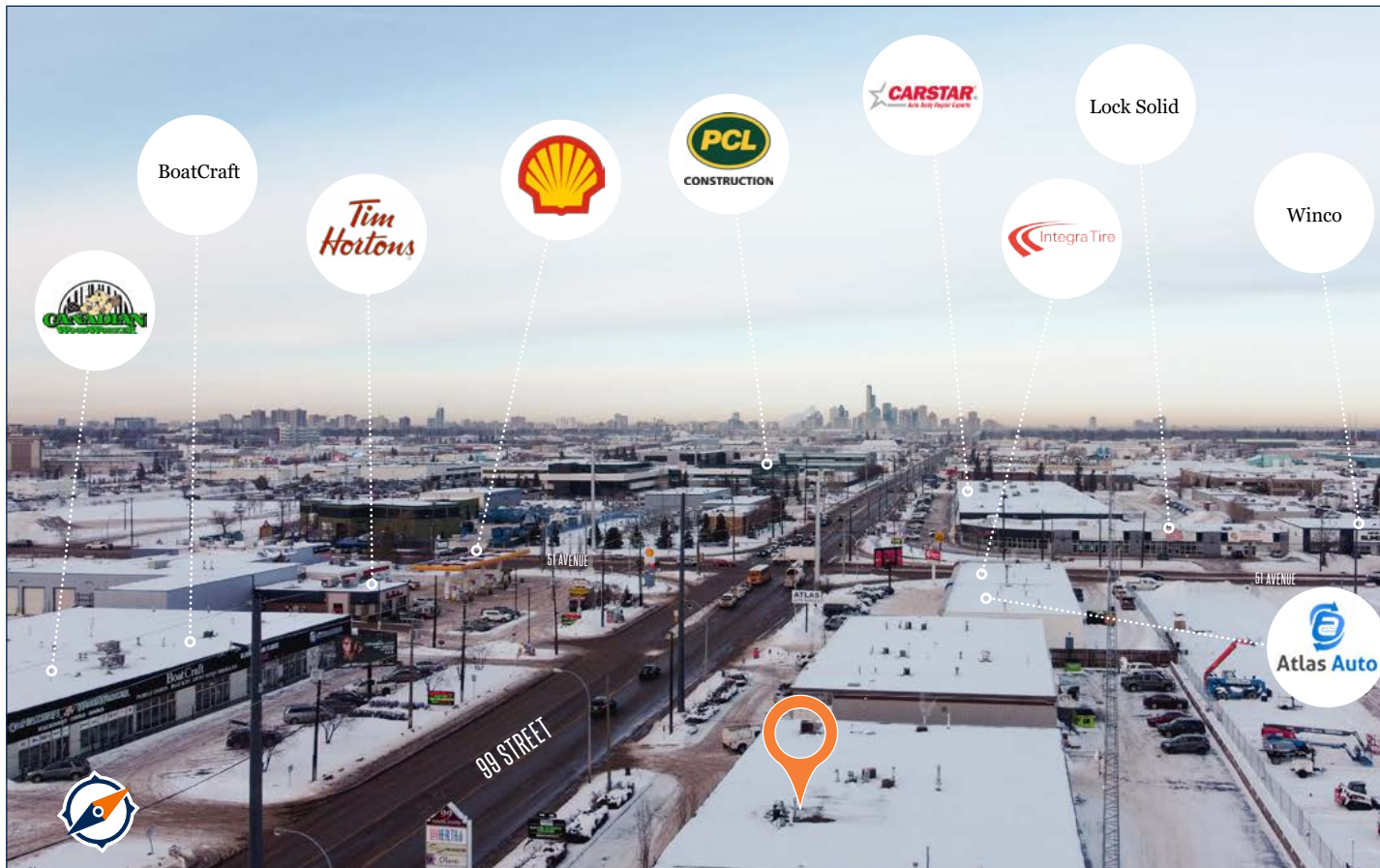
**BUILDING**  
freestanding  
commercial



**4.7%**  
predicted change in  
population



**69.7%**  
exposure to site  
by car



## AREA HIGHLIGHTS

Municipal Address:	4921 99 Street, Edmonton
Zoning:	IB - Industrial Business Zone
Lease Rate:	Market
Area:	+/- 2,400 SF
Available:	Immediately
Loading:	Grade Level
Operating Costs:	\$6.25/SF (2023 Estimate)

Whitemud Drive	1 minute
Calgary Trail	3 minutes
50 Street	5 minutes
Whyte Avenue	7 minutes
Anthony Henday	10 minutes

# 99TH STREET POWER CENTRE

## PRESENTED BY

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## Marcus & Millichap

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