



11520 105 Avenue, Edmonton

2,000 SF Built Out Office



PROPERTY DETAILS

Address:	11520 105 Avenue, Edmonton
Legal:	Plan B4, Block 15, Lot 150
Zoning:	(DC2 (671))
Size:	2,000 SF (+/-)
Base Rent:	\$20.00 /SF
Op Costs:	\$11.41 /SF (2026 estimate)
Utilities:	Tenant Responsibility
Availability:	Immediately



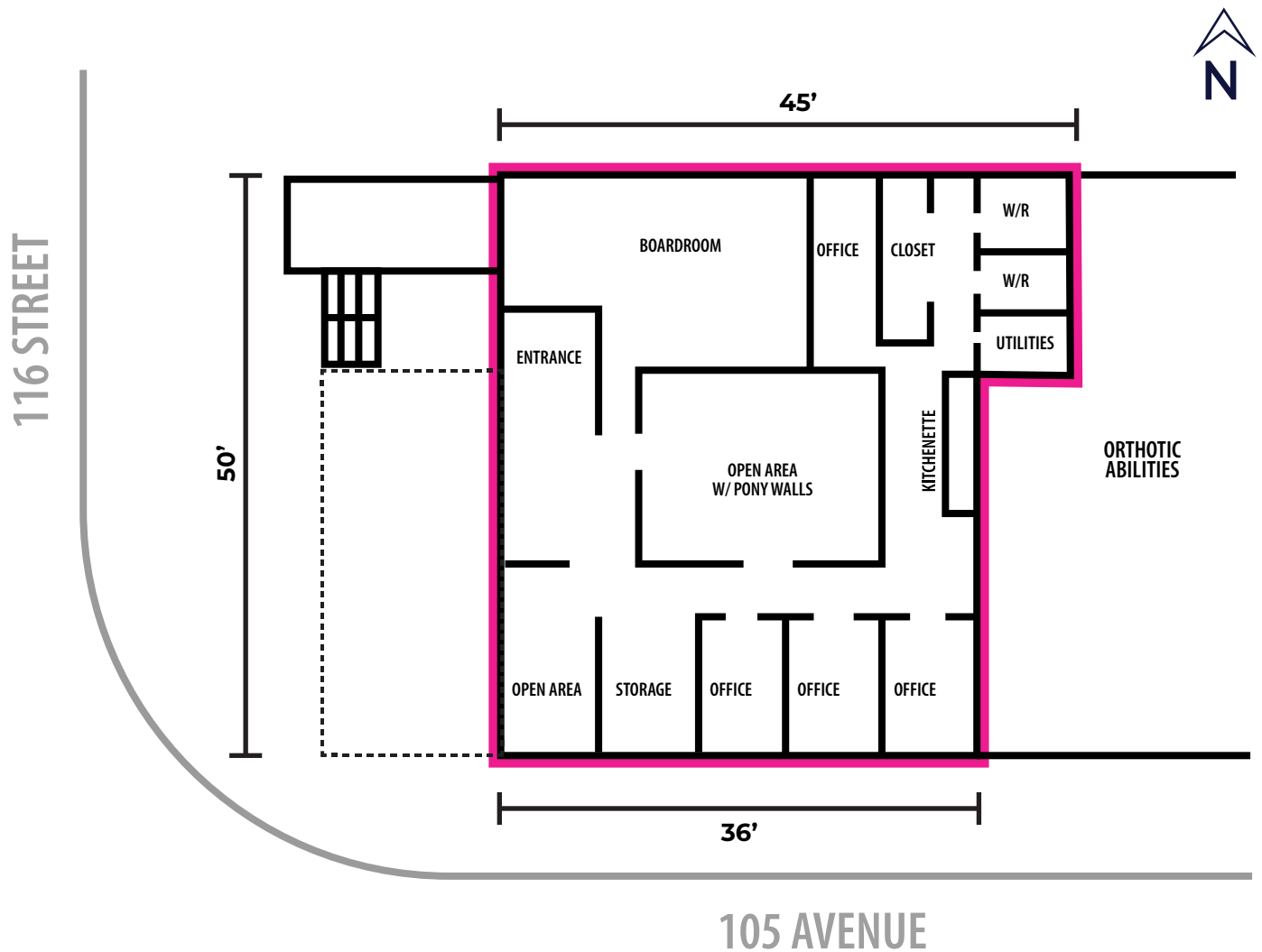
PROPERTY HIGHLIGHTS

- Prime Central location with convenient access to Downtown, benefiting from a strong surrounding residential population and established commercial amenities
- High-exposure frontage along busy 116 Street, offering outstanding visibility and signage opportunities
- Bright, naturally lit premises featuring expansive windows and a skylight that creates an inviting work environment
- Functional, professional layout suitable for a wide range of office and service-based businesses
- Adjacent to an established orthopedic clinic, making the space particularly well-suited for medical, wellness, and professional service users
- Move-in-ready condition with a clean, professional appearance



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PROPERTY SPECIFICATIONS

Parking:	Yes
A/C:	Yes
Lighting:	LED
Kitchenette:	Yes
Washroom:	2
Utilities:	Separately metered



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property Features:



Neighbourhood Features:



SHOPPING



TRANSIT



BIKE FRIENDLY



DINING



- Located in Central Edmonton, this property offers excellent access to Unity Square Centre, Downtown, MacEwan University, the Brewery District, the ICE District, public transit, and 105 Avenue Bike Lane being right outside. The surrounding area provides a strong mix of residential density, retail amenities, and professional services, making it an ideal location for a variety of commercial users.
- ETS Bus stops within a short walking distance.
- **Oliver Zone:** A dense, established inner-city neighbourhood with apartments, townhomes, transit access, and easy walking distance to downtown amenities, shops, and restaurants.



AREA POPULATION
(within 5kms)

- 214,739 Residents
- 301,000 Daytime Population
- 2.7% Annual Growth (2023-2028)



AREA INCOME
(within 5kms)

Average Household Income: \$90,940



VEHICLES PER DAY

116 Street: 20,900
105 Avenue: 4,600



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