



GARNEAU PROFESSIONAL CENTRE

OFFICE/MEDICAL UNITS AVAILABLE FOR SALE

11044 - 82 AVENUE, EDMONTON, AB



SIGNAGE OPPORTUNITIES
FACING WHYTE AVENUE

UNIQUE WINDOW FEATURES PROVIDE
ENHANCED NATURAL LIGHT

BRAND NEW
COMMON AREA
UPGRADES

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PROPERTY HIGHLIGHTS

-  Unique opportunity for office and healthcare groups to own property in the University area with a Whyte Avenue address
-  Centre for Edmonton's health, wellness, technology, and education professionals
-  High-quality office building located within walking distance of University of Alberta, hospitals, research facilities, LRT line, and many amenities on Whyte Avenue

-  Flexible floorplates with units ranging from 850 to 3,987 sq.ft.±
-  Offers a variety of size options and buildouts for owner-user groups
-  Situated within Alberta's largest healthcare cluster



TWO LARGE ELEVATORS

UNDERGROUND PARKADE

AMPLE VISITOR PARKING

DOWNTOWN

UNIVERSITY OF ALBERTA

STOLLERY CHILDREN'S HOSPITAL

UNIVERSITY OF ALBERTA HOSPITAL

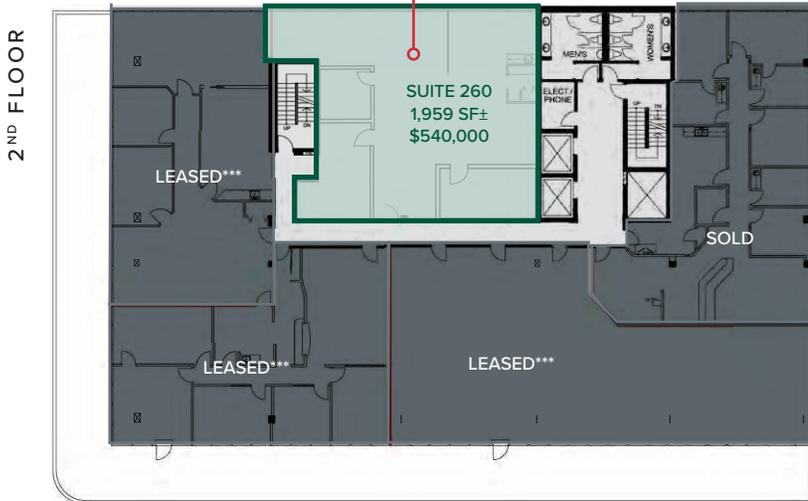
KAYE EDMONTON CLINIC

WHYTE AVENUE

109 STREET

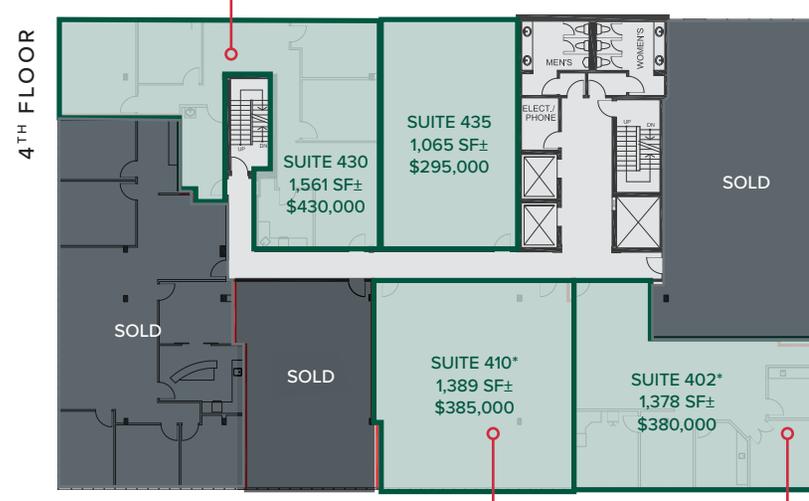
FLOOR PLANS

SUITE 260
SCAN OR CLICK
FOR VIRTUAL TOUR



*Unit is available for Sale with Tenant in place, inquire with Listing Agent for additional details.

SUITE 430
SCAN OR CLICK
FOR VIRTUAL TOUR



*Can be contiguous for 3,671 SF±

SUITE 410
SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 402
SCAN OR CLICK
FOR VIRTUAL TOUR



3RD FLOOR

SUITE 301
SCAN OR CLICK
FOR VIRTUAL TOUR



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5TH FLOOR



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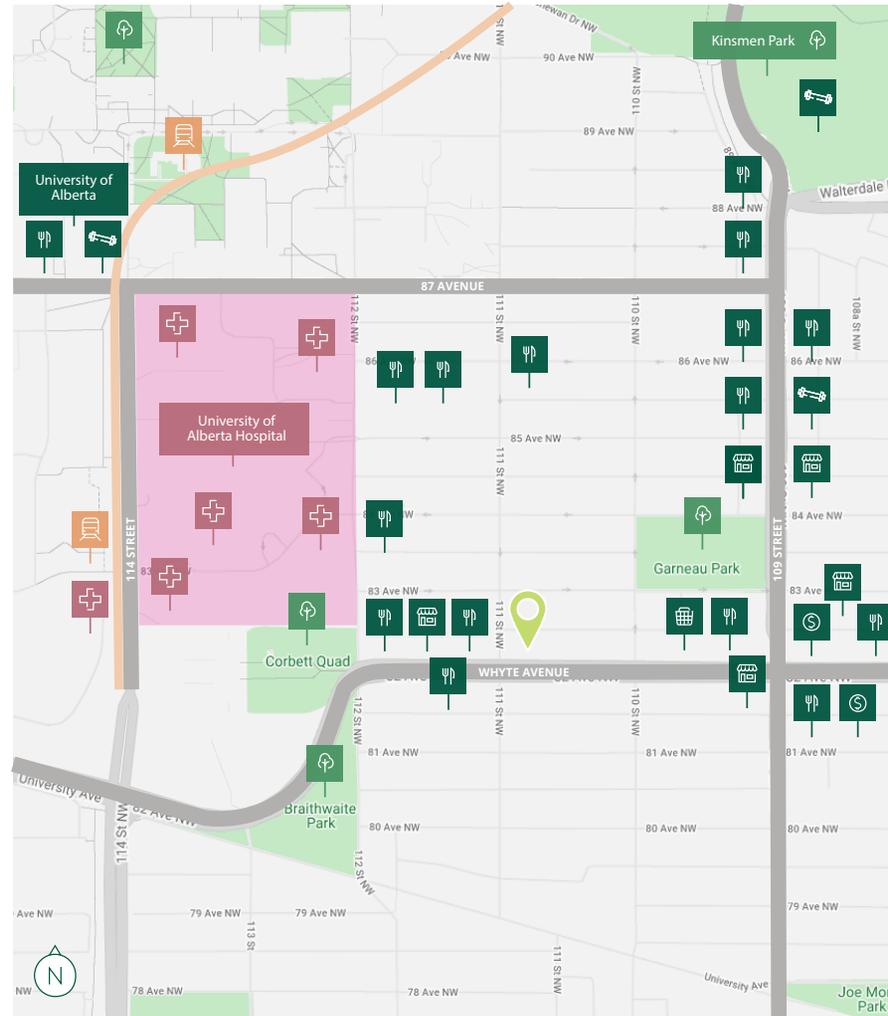
Condo Fees:
\$11.40 / SF (2025)
Includes Power,
Water & Gas

Property Tax
\$8.25 / SF
(2024 estimate)



Parking Ratio:
2.5/1,000 SF
(Additional Visitor
Parking Available)

NEARBY AMENITIES



Garneau Professional	Medical services	Groceries
Major arterial	Shopping/Retail	Fitness Centre
LRT Line	Food services	LRT Station
	Banking services	Parks/green spaces

DEMOGRAPHICS

21,178 VPD
WHYTE AVENUE WEST OF 110 ST

78,976
DAYTIME POPULATION

2.7%
ANNUAL GROWTH 2023 - 2028

\$100,904
AVERAGE HOUSEHOLD INCOME

79,343 **3,450**
EMPLOYEES BUSINESSES

\$3.15 B
TOTAL CONSUMER SPENDING

2024 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS



Underground parkade



Two large elevators



Brand new common area upgrades



Unique window features provide enhanced natural light



Exterior signage opportunities facing Whyte Avenue

INVESTING IN YOUR OWN PROPERTY

Why it makes sense



Building Equity

Monthly payments directly contribute to equity as the principal is paid down.



Financial Risk

Eliminate annual rent and operating cost increases from landlords.



Operational Cost Control

Ensure goal alignment with other owners and be a direct decision-maker regarding operational costs.



Lease Agreements

Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.



Tax Breaks

Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.



Commercial Condominium Prices

Prices have consistently increased year-over-year for the past decade.



Interest Rates & Lending Terms

Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.



Improving Space

Money spent on an office you own increases value for your asset, not the landlord's.



Additional Benefits

Ownership provides many more financial options including renting to a third party or selling asset with the sale of a business. It also provides you as the owner with more control over building decisions and capital expenditures.

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