

FOR SALE OR LEASE

104 STREET PROFESSIONAL BUILDING

NAICommercial



**15,719 SF±
FOR \$195/PSF**
+ UNDERGROUND PARKADE

PRICE REDUCED!
NOW: ~~\$2.95M~~ \$2.49M

7712 - 104 STREET | EDMONTON, AB |

**OFFICE BUILDING W/
UNDERGROUND PARKING**

PROPERTY DESCRIPTION

- High visibility location with direct exposure to Calgary Trail
- Two storey turnkey office with lower level retail bays
- Heated underground parkade with 14 stalls
- Extensive high-end finishings throughout

DON ROBINSON

Senior Associate
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HARRIS VALDES

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WATCH



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



780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE 6,824 sq.ft.± Second floor
 7,116 sq.ft.± Main floor
 13,940 sq.ft. Above grade
 1,779 sq.ft.± Lower level
15,719 sq.ft. Gross leasable area
 plus 4,674 sq.ft. parking

LEGAL DESCRIPTION Lot 3 & 4, Block 26, Plan 1750R

AVAILABLE 60 days notice

PARKING Underground parkade 14 stalls

ZONING MU (Mixed Use)

YEAR BUILT 1976, Renovated 2013

LEASE TERM 5 years

NET LEASE RATE \$17.00/sq.ft./annum

OPERATING COSTS \$2.47/sq.ft./annum (2024 estimate)
 includes common area maintenance,
 building insurance, and management
 fees

PROPERTY TAXES \$61,420.84 (2024) (\$3.90/sq.ft.)

SALE PRICE \$2,950,000 ~~\$2,700,000~~ **\$2,490,000**



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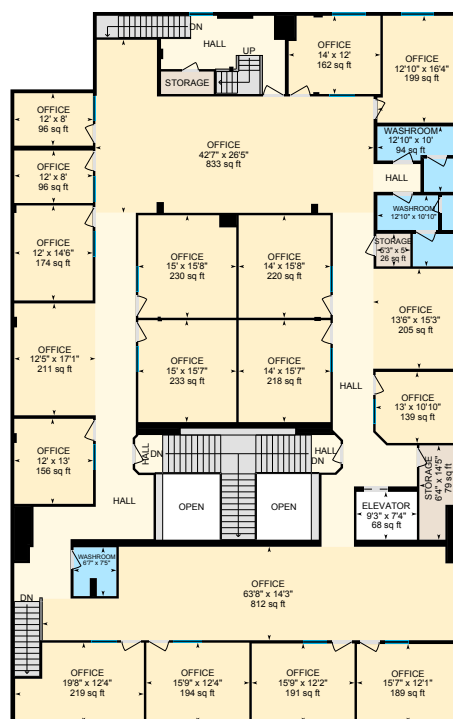
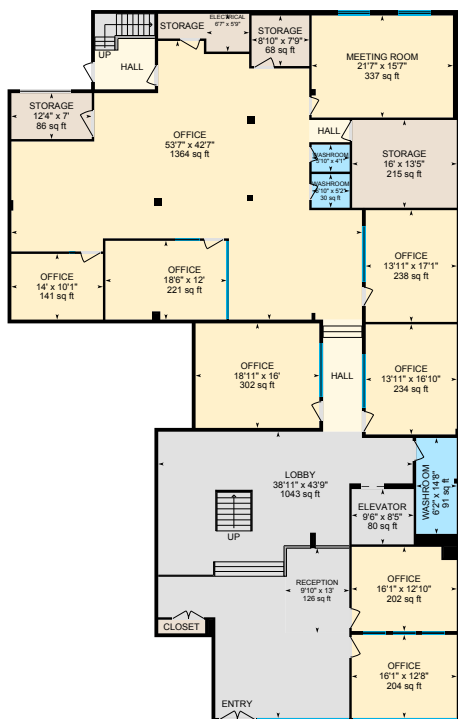


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FLOOR PLAN

7712 104 St NW, Edmonton, AB

Main Building: Total Interior Area Above Grade 12564.55 sq ft



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7612 DR24