



#401, 8540 109 Street, Edmonton

1,666 SF FOURTH FLOOR OFFICE

PROPERTY DETAILS

Address:	#401, 8540 109 Street, Edmonton
Zoning:	CB1 - Low-Intensity Business
Total Size:	1,666 SF (+/-)
Lease Rate:	\$13.00 / SF
Op Cost:	\$7.46 / SF (includes utilities)
Available:	July 1, 2025
Parking:	1 Reserved Stall (\$125/month per stall)
Elevator:	Yes

PROPERTY HIGHLIGHTS

- Fourth floor office with 5 private offices, in-suite kitchenette and washroom
- Ideal office spaces for counselling/psychology services, marketing, accounting, law, publishing and other professional uses
- Located on corner of 109 Street and 86 Avenue in Garneau
- A variety of retailers, cafes/restaurants, & professional services in the area and close proximity to University of Alberta area



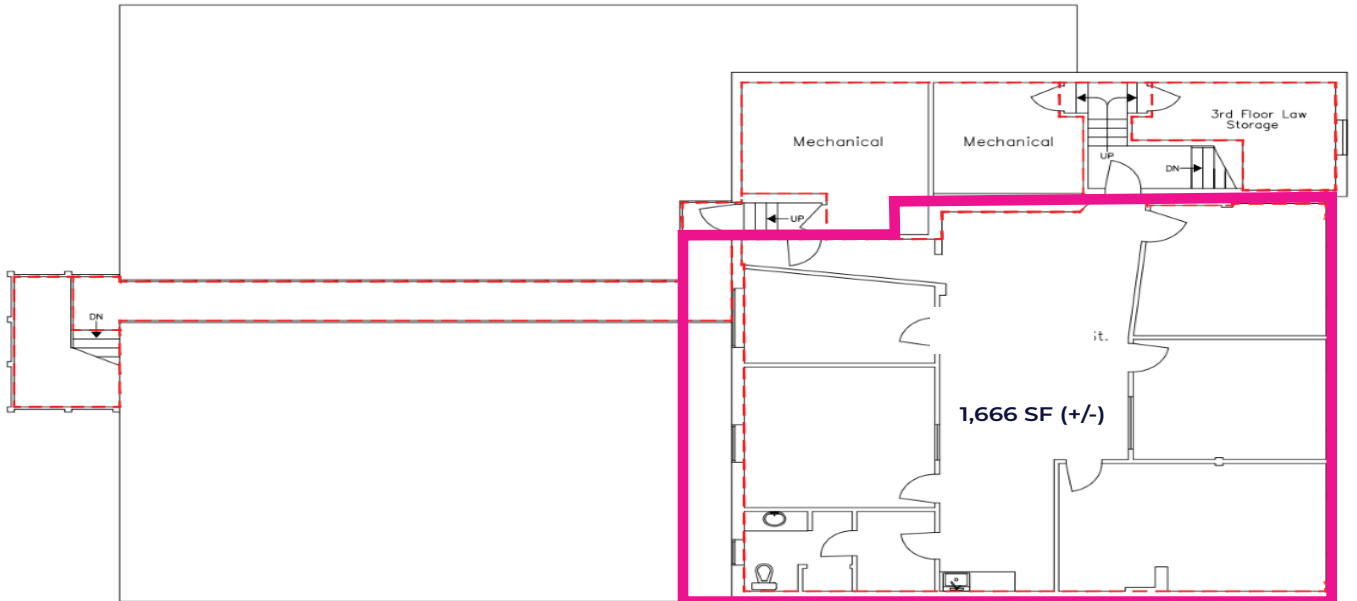
Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

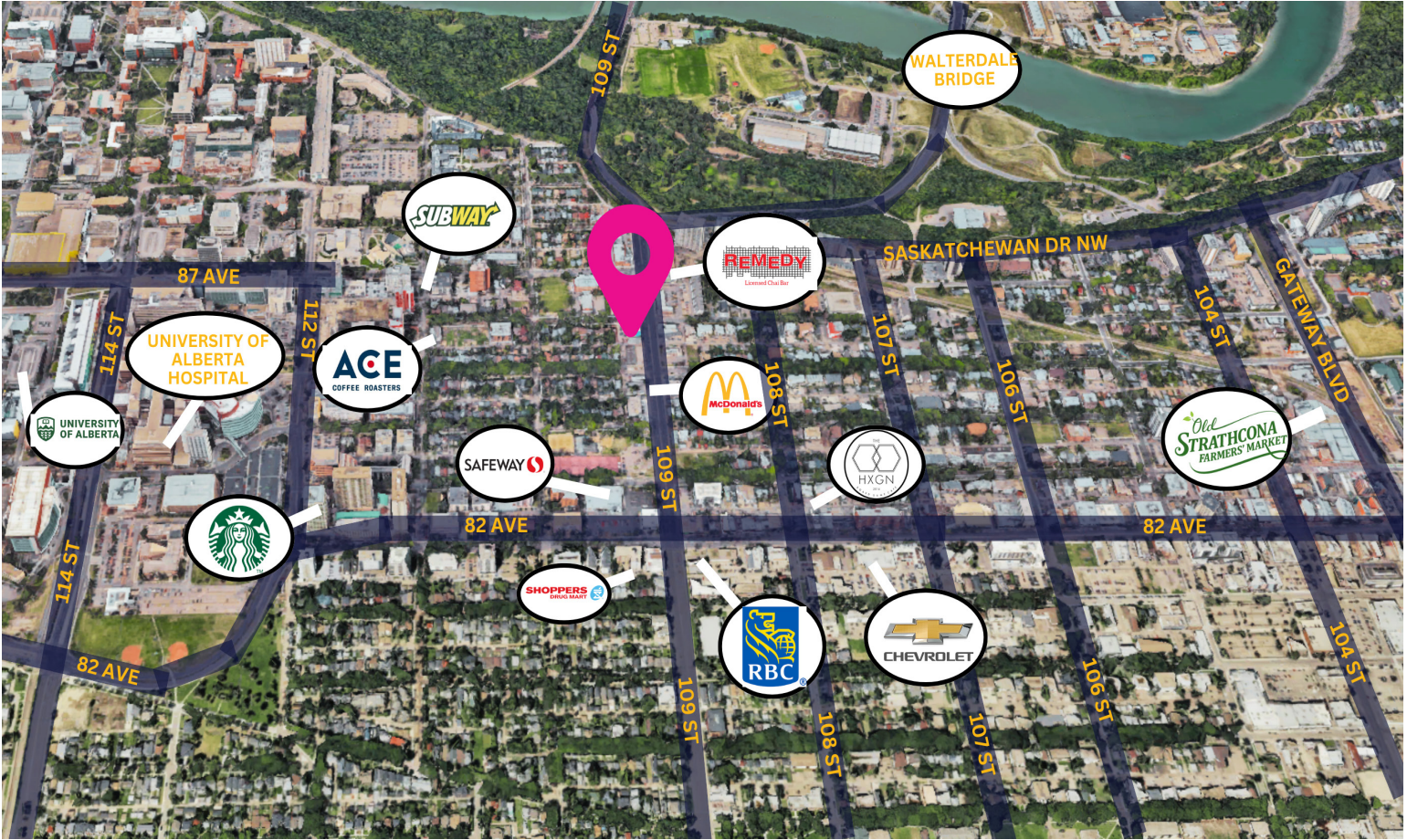
Neighbourhood features:



FLOOR PLAN



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.



 **VEHICLES PER DAY**

Whyte Ave: 25,600
109 Street: 37,936

 **AREA POPULATION**
(Within 10 kms)

Population: 629,181
Daytime Population: 775,639
Annual Growth: 2.7 %

 **AREA INCOME**
(Within 10 kms)

Avg. Household Income: \$105,263

 **NEIGHBOURHOOD HIGHLIGHTS**

- **Prime Location:** Situated on the bustling 109 Street corridor, providing excellent visibility and accessibility.
- **High-Density Residential Area:** Surrounded by apartments and residential neighborhoods, ensuring consistent foot traffic.
- **Public Transit Access:** Excellent connectivity with nearby bus stops and easy access to the LRT system.
- **Thriving Business Environment:** Located near popular retail stores, coffee shops, and professional services.



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