

For Sale or Lease

**Nerval on 118th Avenue
Business Condominiums
Office and Retail**

**NEW BLOWOUT
LEASE RATE!**

\$12.00 PSF NET

**FOR MAINFLOOR RETAIL/OFFICE
OR 2ND FLOOR OFFICE**

16504 - 118 Avenue
Edmonton, Alberta



Karen Chayka

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Property Features

- **NERVAL** development with immediate occupancy
- Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway
- Two storey office/retail building with elevator and second floor common area washrooms
- Unit size range from 1,120 sq.ft.± and up to 9,548 sq.ft.±
- Building is sprinklered
- Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing exterior
- Includes one HVAC per unit
- Shaw fibre available
- Pylon signage available

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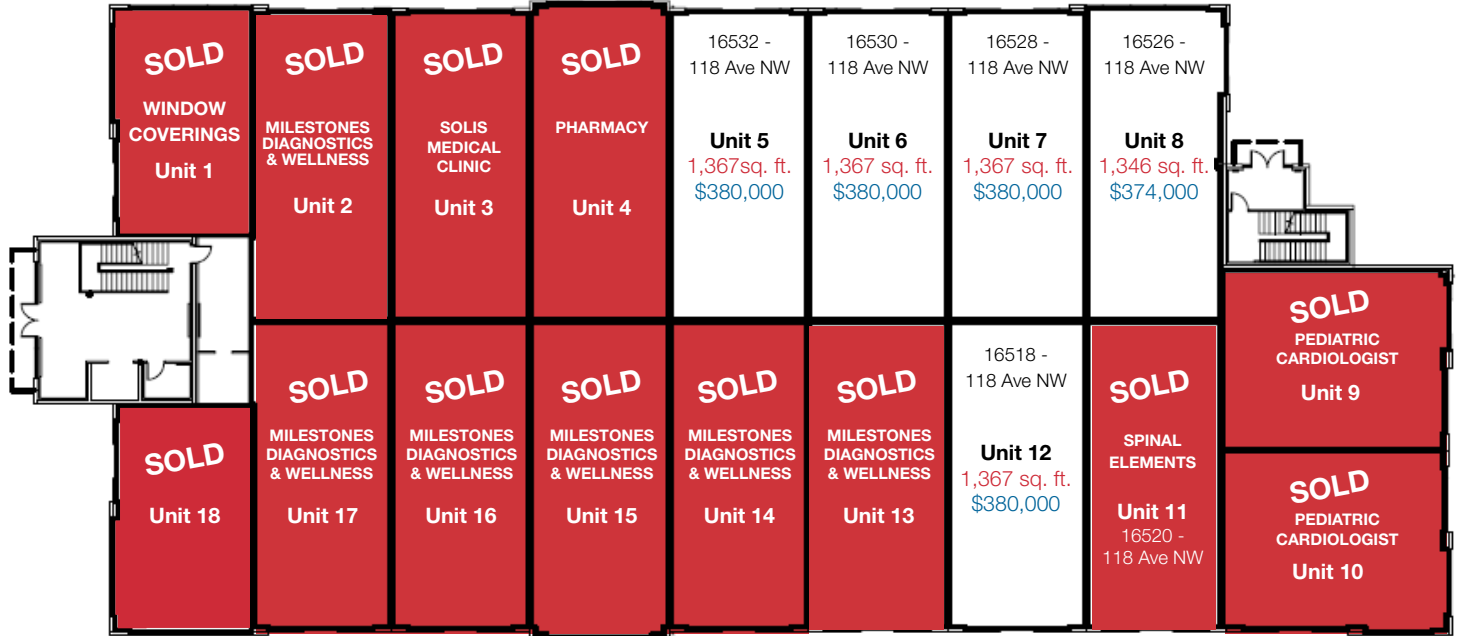
FLOOR PLANS, *SIZES, PURCHASE PRICE

Main Floor Plan - Postal Code: T5V 1C8

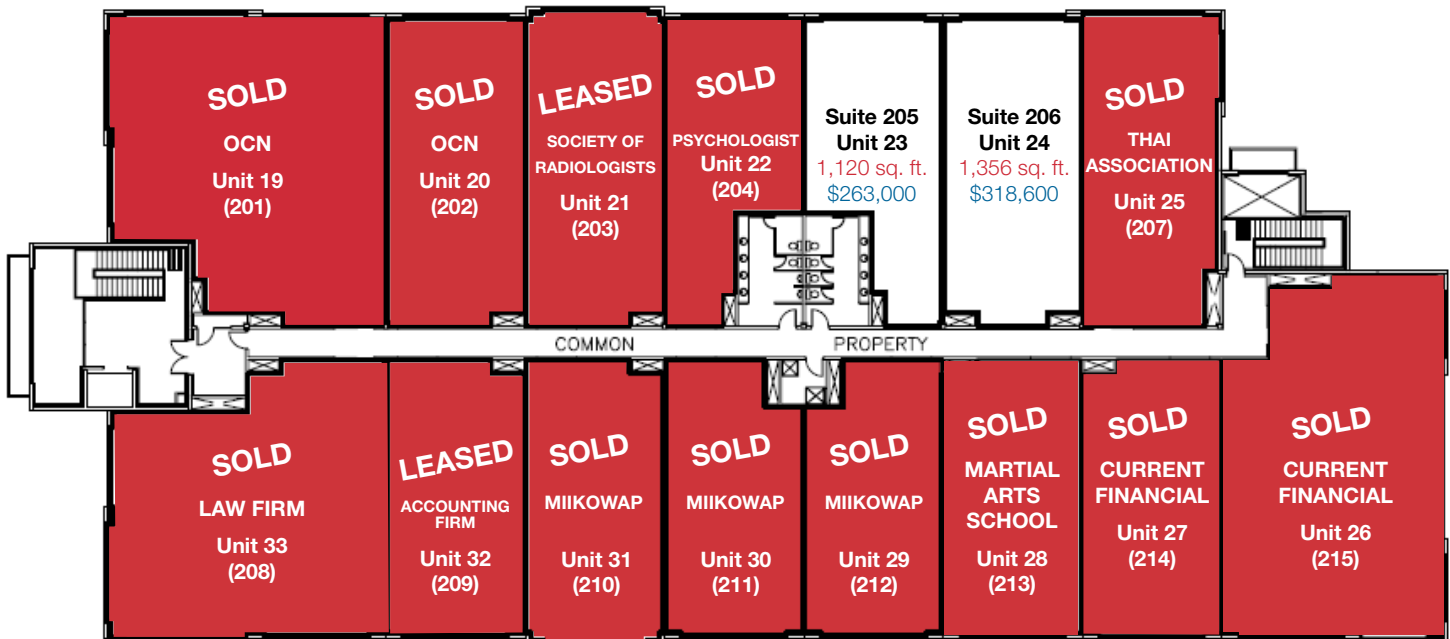
Each main floor unit has its own municipal address as indicated on floor plan

□ Available ■ Pending ■ Sold

NORTH



Second Floor Plan - Municipal Address: Suites 201 to 215. 16504 - 118 Avenue NW. Edmonton. AB T5V 1C8



*Note: Square footages taken from Registered Condo Plan.

KC25 5171-I



Main Floor - East Wing



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Main Floor - SE Corner

16504 - 118 Avenue, Edmonton, Alberta

Additional Information:

MUNICIPAL ADDRESS	16504 - 118 Avenue, Edmonton AB
LEGAL DESCRIPTION	Condo Plan 152 5451, Units 1 to 33
ZONING	BE (Business Employment Zone) which allows for a wide variety of business uses
PROPERTY TAXES (2026 estimate)	As per City of Edmonton (developed units will see APPROXIMATELY \$7.40/sq.ft./annum)
CONDO FEES (2026 estimate)	Estimated at \$5.16/sq.ft./annum - (includes water, natural gas, building insurance, management, common area janitorial/utilities, snow removal, landscaping and levy fund). Power is seperately metered to each unit.
CONSTRUCTION	Tilt-up concrete and steel construction with aesthetically pleasing exterior. High level of common area improvements including: LED light fixtures on exterior and in common areas, granite & porcelain tiles in 2nd floor washrooms, carpet in hallways, and porcelain tile entrance ways. Building is sprinklered.
SIGNAGE	Building signage available - (signage criteria and pre-approvals apply) Pylon Signage available at a monthly rental cost I
PARKING	160 parking stalls on site (approximate)
CONDO DOCUMENTS	Provided to buyer with Pending Offer to Purchase
FLOOR PLANS, SIZES, & PURCHASE PRICING	Please see page 2
NET LEASE RATE REDUCED	\$20.00/sq.ft./annum main floor; \$16.00/sq.ft./annum second floor \$12.00/sq.ft./annum (main & second floor) - "as is" - undeveloped
OPERATING COSTS (2026 estimate)	Main Floor: \$14.50/sq.ft./annum Second Floor: \$12.60/sq.ft./annum (To be confirmed)

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Second Floor Hallway



Second Floor SE Corner



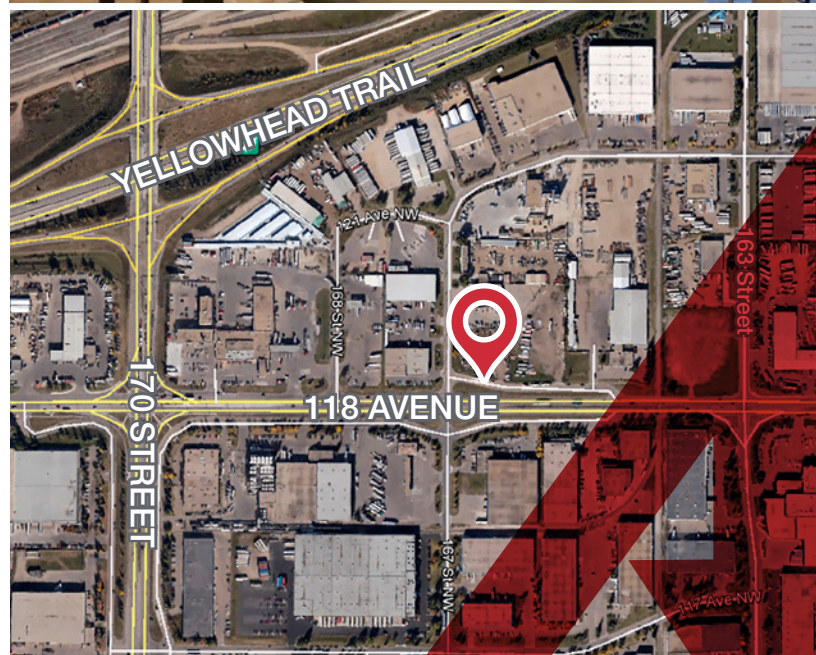
Second Floor East Wing



Second Floor Elevator/Foyer



Second Floor
Common Area Washrooms



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NAI Commercial

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