

# FOR SALE/LEASE

## FREESTANDING OFFICE/RETAIL BUILDING

**NAI**Commercial



**17410 - 107 AVENUE | EDMONTON, AB | OFFICE/RETAIL**

### PROPERTY HIGHLIGHTS

- 7,700 - 15,400 sq.ft.± freestanding office/retail building for sale or for lease
- Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor
- Lift/elevator available for second floor access
- Fiber optics available
- Situated with 165 feet of exposure to 107 Ave and easy access between 170 Street and 178 Street
- Up to 70 parking stalls on 0.68 acres
- Building signage opportunities available

#### DAN BUDMAN

Vice President, Office Division  
587 338 3338  
dbudman@naiedmonton.com

#### CONOR CLARKE

Associate  
587 635 2480  
cclarke@naiedmonton.com

#### RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com

#### CHAD GRIFFITHS

Partner, Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM



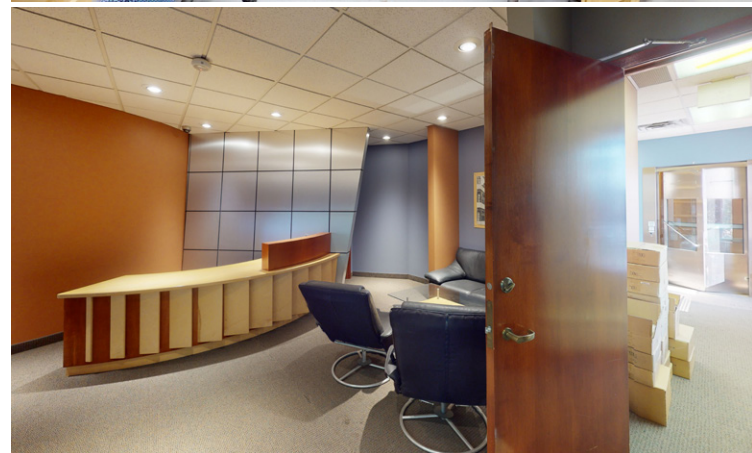


MAIN FLOOR SPACE



## ADDITIONAL INFORMATION

SIZE AVAILABLE	7,700 sq.ft.± main floor 7,700 sq.ft.± second floor 15,400 sq.ft.± total
LEGAL DESCRIPTION	Lot 13, Block 7, Plan 772 1110
ZONING	IM
AVAILABLE	Second Floor - Immediately Main Floor- 60 days notice
YEAR BUILT	1970
PARKING	70 stalls±
SITE/YARD SIZE	0.68 acres±
NET LEASE RATE	Main floor - \$12.00/sq.ft./annum Second floor \$9.00/sq.ft./annum
OPERATING COSTS	\$9.10/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power
SALE PRICE	\$5,795,000 <b>\$4,595,000</b>
PROPERTY TAXES	\$45,662.04 (2024)



2ND FLOOR SPACE



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



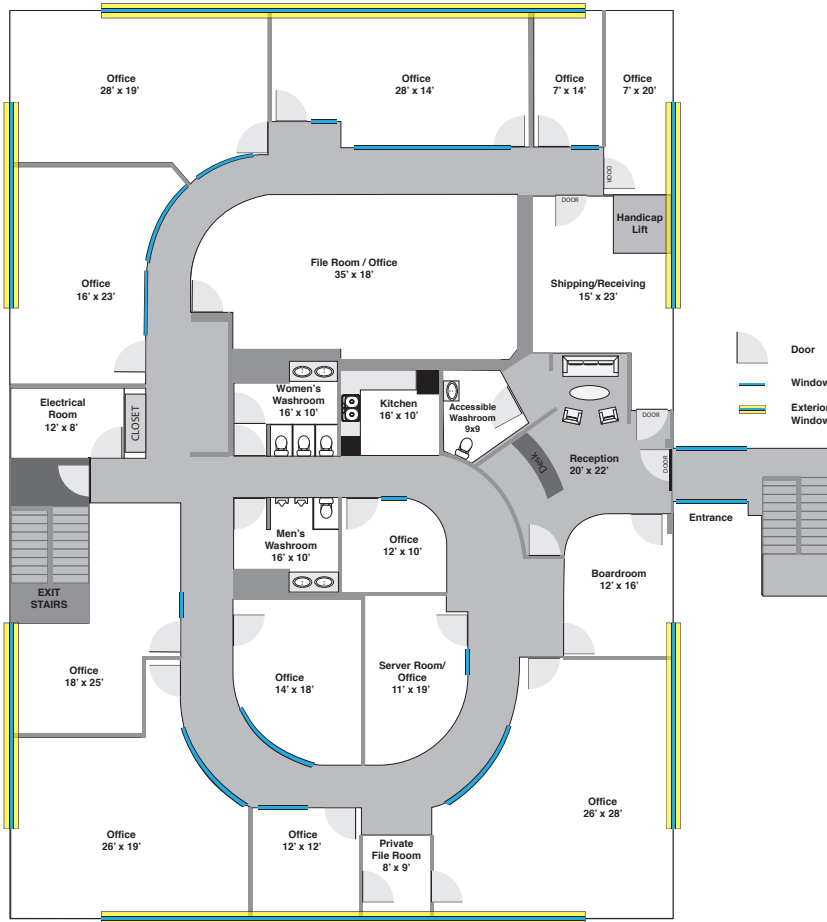
780 436 7410



NAI EDMONTON.COM

7460 RB25





14,100 VPD  
107 AVENUE

26,100 VPD  
170 STREET  
N OF 105 AVE



101,203  
DAYTIME POPULATION



3.0%  
ANNUAL GROWTH 2023 - 2033



93,589  
EMPLOYEES

5,977  
BUSINESSES



\$2.93M  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

9 MINUTE DRIVE  
TO WHITEMUD DRIVE



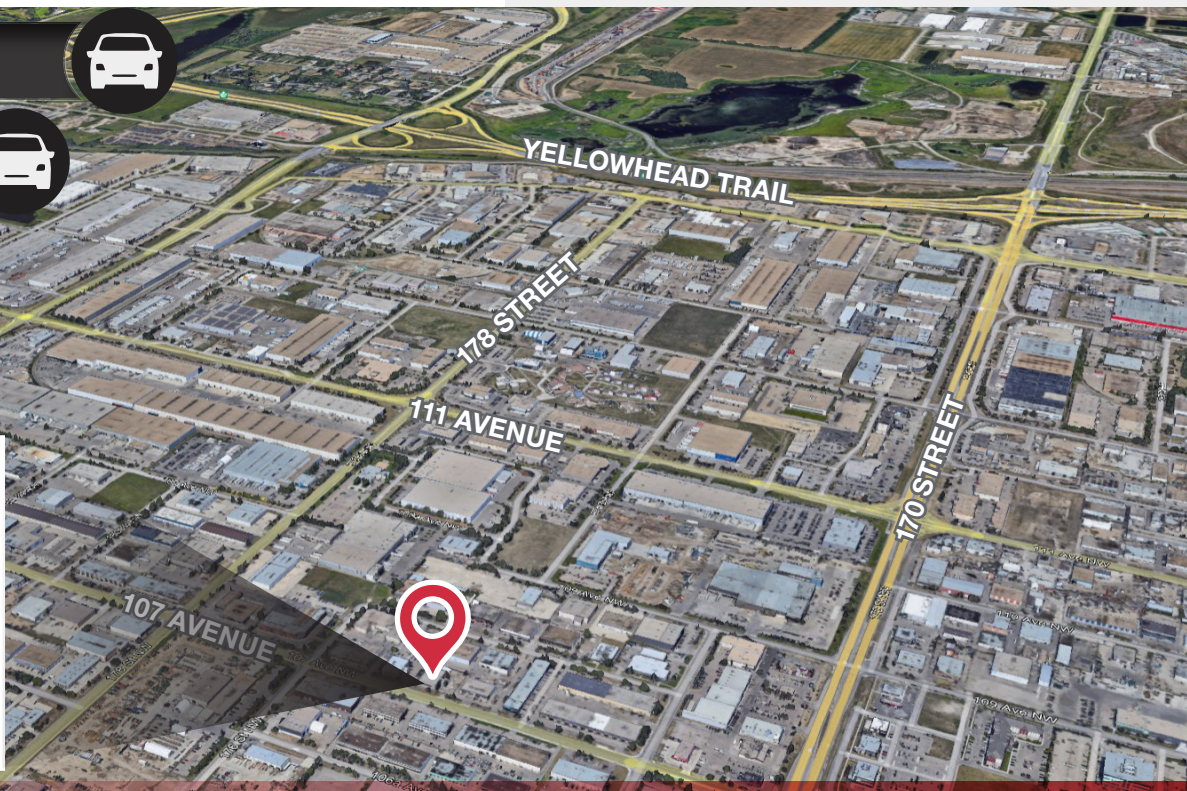
11 MINUTE DRIVE  
TO ANTHONY HENDAY DRIVE



10 MINUTE DRIVE  
TO WEST EDMONTON MALL



18 MINUTE DRIVE  
TO DOWNTOWN



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



780 436 7410



NAI EDMONTON.COM

7460 RB25