

# 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

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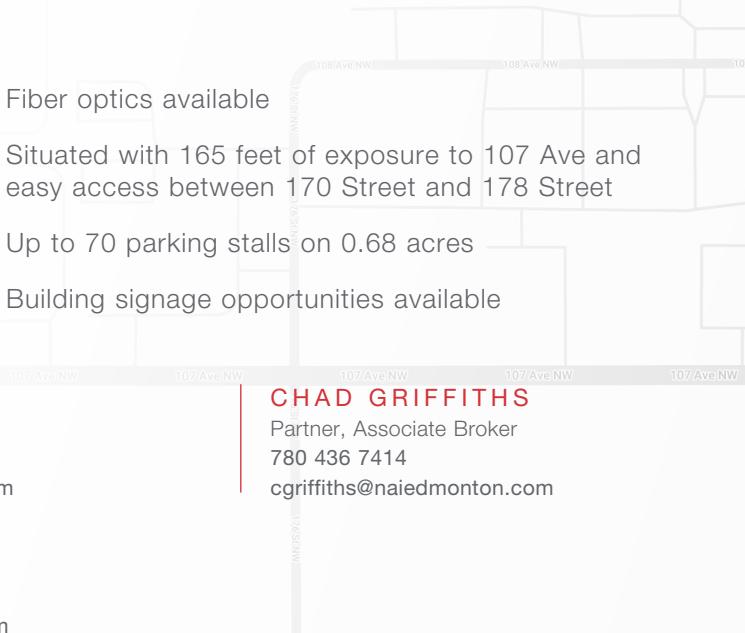
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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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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 **\$4,595,000**

**PROPERTY TAXES** \$45,662.04 (2024)



2ND FLOOR SPACE



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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



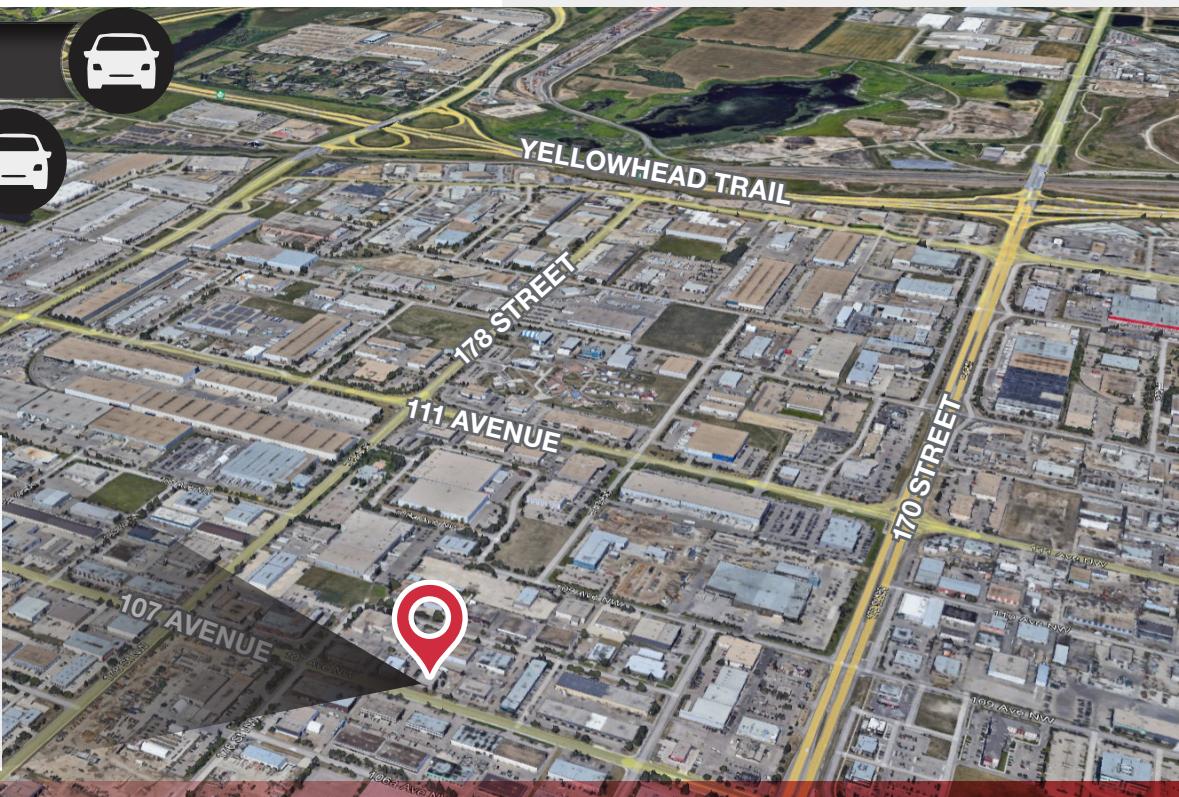
11 MINUTE DRIVE  
TO ANTHONY HENDAY DRIVE



10 MINUTE DRIVE  
TO WEST EDMONTON MALL



18 MINUTE DRIVE  
TO DOWNTOWN



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