

**FOR SALE**

**NAI**Commercial

# PROMINENT SHOWCASE RETAIL BUILDING

4219 - 99 STREET NW, EDMONTON, AB



**DANIEL YARMON**

Vice President, Retail Division

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



780 436 7410



[NAIEdmonton.com](http://NAIEdmonton.com)

## PROPERTY HIGHLIGHTS

- 24,801 SF± owner/user building on a 1.2-acre± site
- Exceptional exposure to Whitemud Drive and 99 Street
- Bright, modern showroom and warehouse with dock loading
- Long-term, stable income from Pattison Outdoor Advertising LP digital sign and Rogers Communications Inc. cell phone tower totalling \$48,654 per annum
- Recent upgrades include new sprinkler system, dock loading, office construction, electrical & lighting upgrades and more
- 2026 Phase I ESA, BCA, and appraisal available for review



## ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 9424063 Block 6 Lot 10A
ZONING	Business Employment (BE)
YEAR BUILT	1979
BUILDING SIZE	22,590 sq.ft.± main floor 2,211 sq.ft. structural mezzanine 24,801 sq.ft.±
SITE SIZE	1.2 acres±
PARKING	53 stalls±
LOADING	Dock loading
POWER	120/208 volt, 800 amps, 3 phase, 4 wire
PROPERTY TAXES	\$74,116.08 (2025)
AUXILIARY INCOME	\$48,654
<b>SALE PRICE</b>	<b>\$6,550,000</b>
NOTES	Contact listing agent for all tours. Please do not approach staff.



The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font, followed by 'Commercial' in a slightly smaller, similar font. The background is a dark blue gradient with a red shape in the top right corner.

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