



7809 109 Street, Edmonton

Main Floor Office Suite



PROPERTY DETAILS

Address:	7809 109th Street, Edmonton
Legal:	Plan 7734AM Blk 174 Lot 16
Zoning:	CB1 (Low-Intensity Business)
Site Size:	1,500 SF (+/-)
Utilities:	Tenant responsible for utilities
Op Costs:	\$8.90 /SF (Estimate includes: Property Tax & Building Insurance)
Lease Rent:	\$20.00 /SF
Possession:	Immediate



PROPERTY HIGHLIGHTS

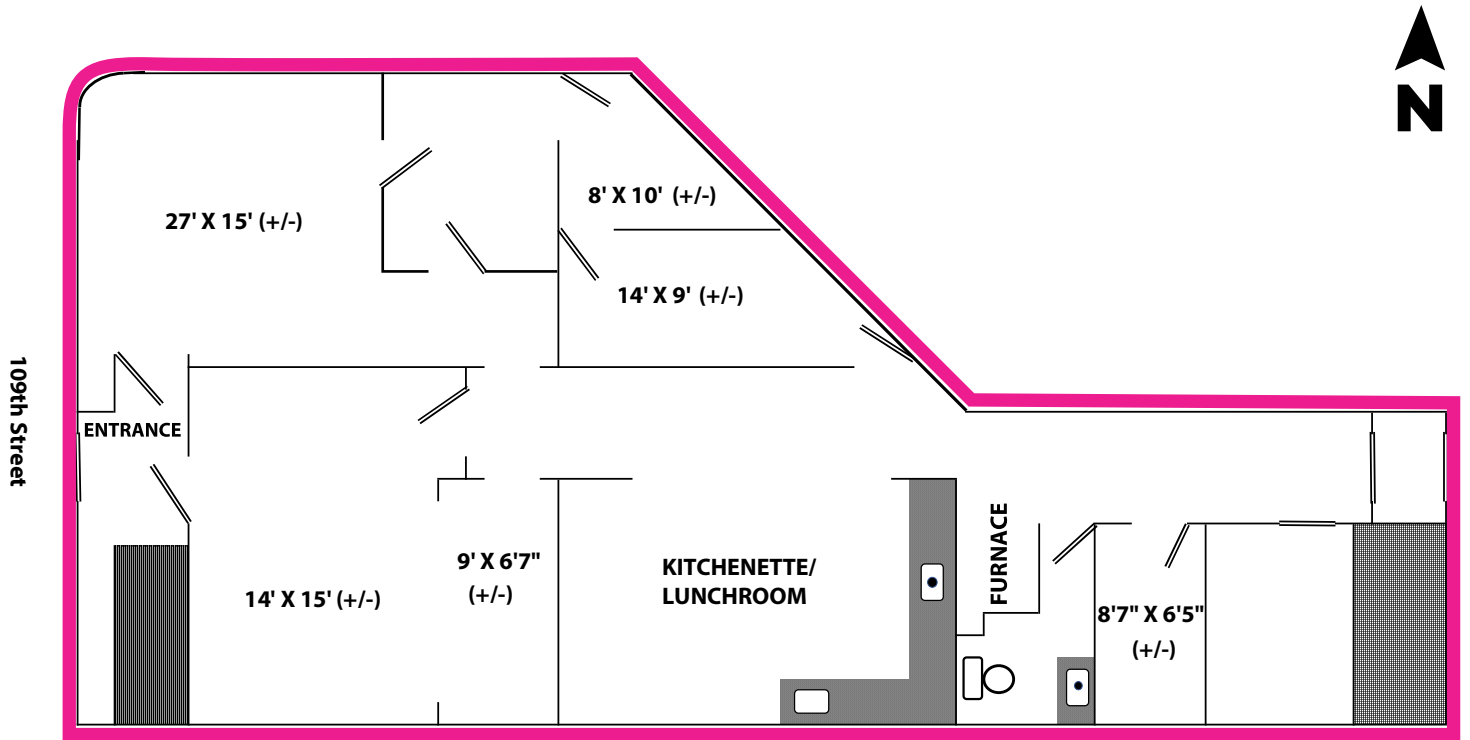
- Updated main floor office with great exposure to 109 street
- Building designed by Kenneth Powley
- Large, west-facing windows
- 2 Parking stalls included with 1-hour free parking on 109 Street
- A great mix of businesses in the area including medical, retail and office
- Excellent location just east of University Area, easily accessible to downtown, Whyte Avenue and University of Alberta. Easily accessible by ETS with a bus stop right outside
- Ideal for retail, health services and personal service shops, office users including marketing, financial, law, engineering, insurance and other office support services



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MAIN FLOOR



PROPERTY SPECIFICATIONS

Parking:	2 Reserved surface parking stalls included
A/C:	Yes
Light:	LED
Kitchenette:	In-suite
Washroom	In-suite
Electricity & Gas:	Separately metered
Exterior Security Cameras:	Yes



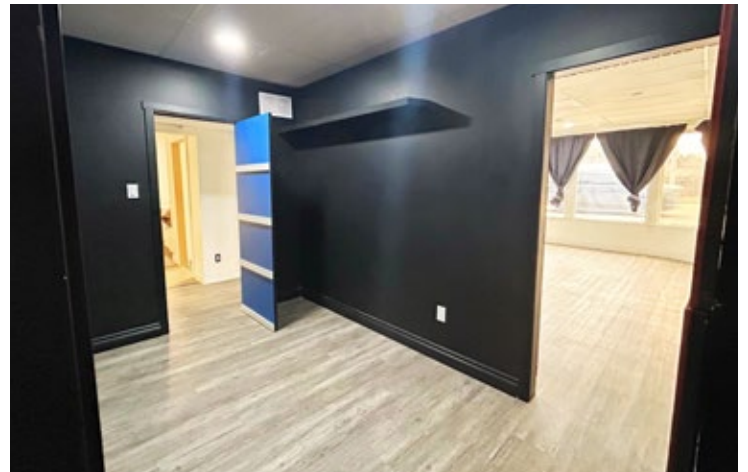
Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



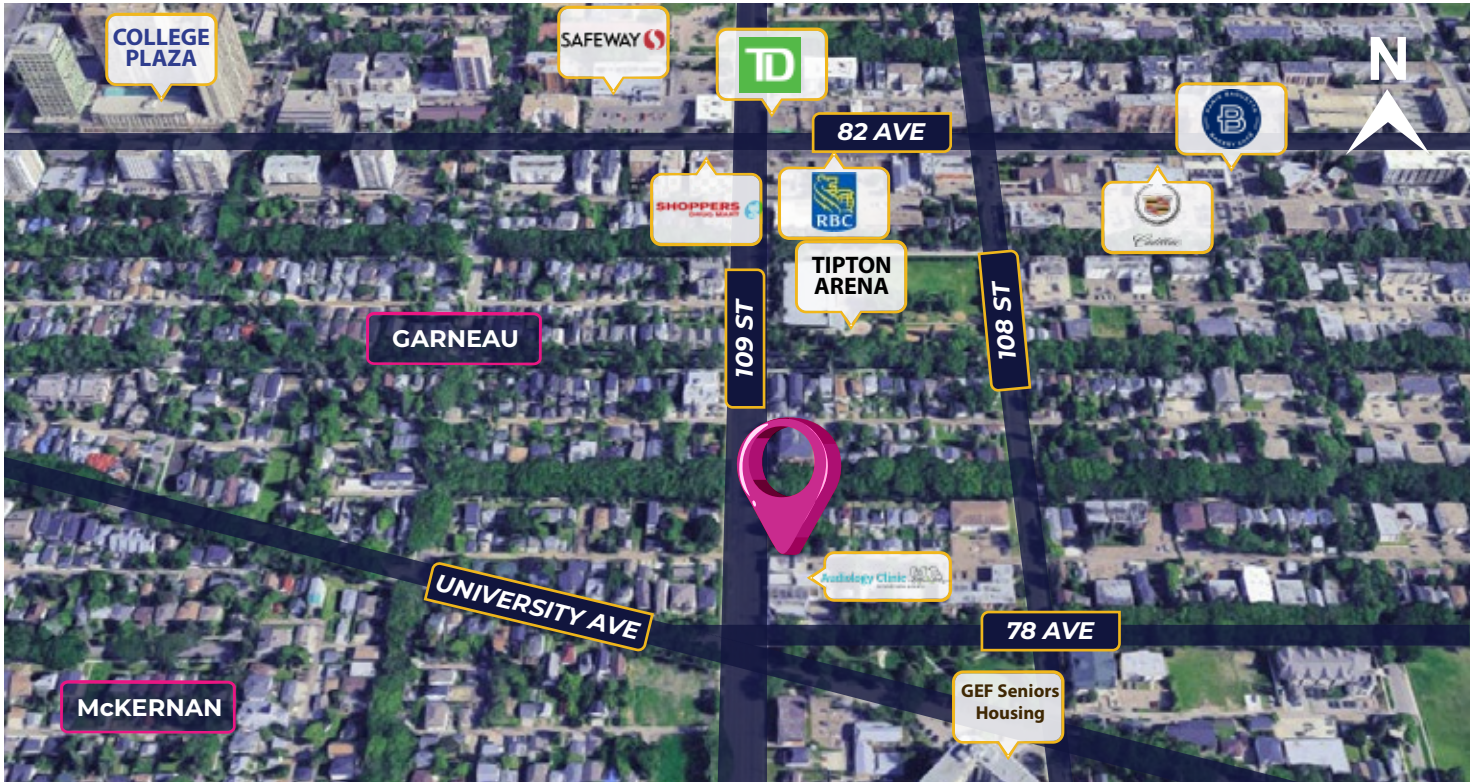
PROPERTY PHOTOS

7809 109 Street, Edmonton

Properties features:



Neighbourhood features:



- Located on 109 Street with quick access to U of A, Downtown, Old Strathcona, and south-central neighborhoods
- Minutes to Whyte Avenue, one of Edmonton's busiest urban streets with strong pedestrian and vehicle traffic
- Close proximity to Gateway Boulevard & Calgary Trail, major north-south arterials connecting to downtown Edmonton and south to the Edmonton International Airport



**AREA
POPULATION**
(within 5kms)

- 193,249 Residents
- 300,428 Daytime Population
- 2.7% Annual Growth (2023-2028)



**AREA
INCOME**
(within 5kms)

Average household
income: \$101,332



**VEHICLES
PER DAY**

109 Street: 36,700

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