

FOR SALE/LEASE

FREESTANDING OFFICE/RETAIL BUILDING

NAICommercial



MAIN FLOOR SPACE

2ND FLOOR SPACE



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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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 (2026 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 \$48,939.51 (2025)



2ND FLOOR SPACE





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



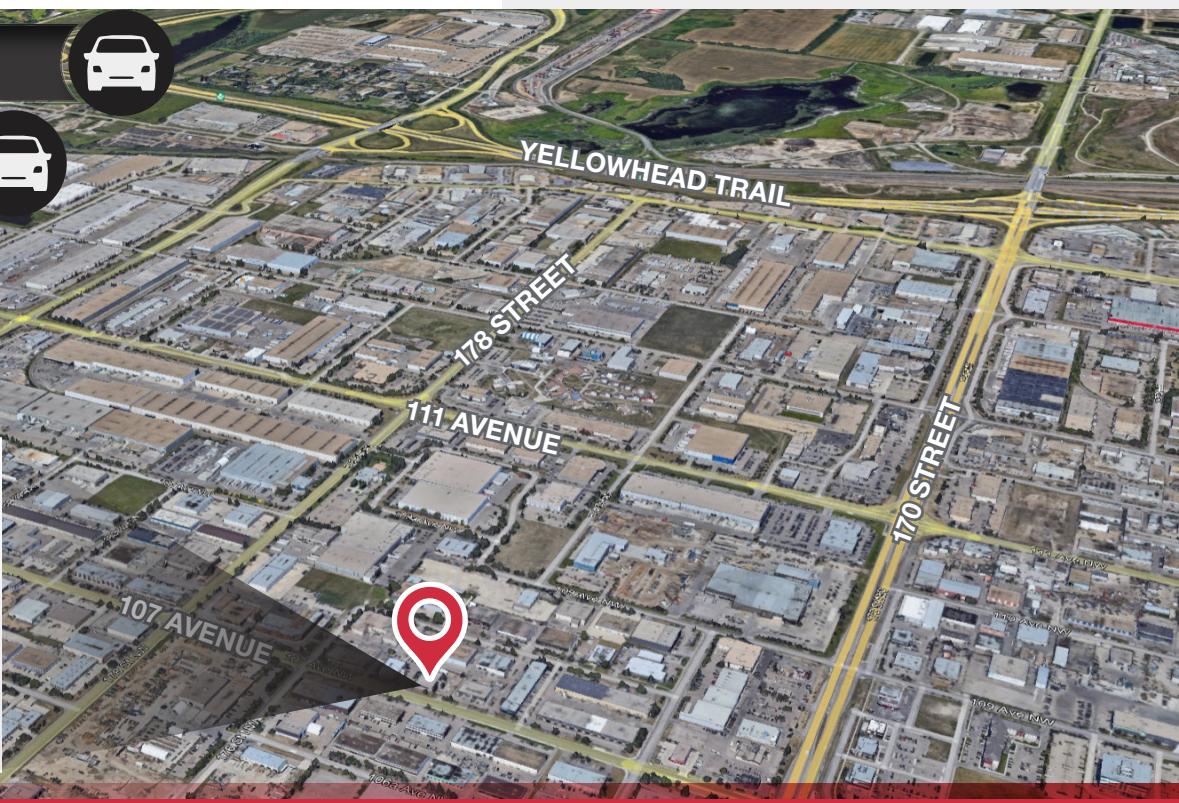
11 MINUTE DRIVE
TO ANTHONY HENDAY DRIVE



10 MINUTE DRIVE
TO WEST EDMONTON MALL



18 MINUTE DRIVE
TO DOWNTOWN



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7460 RB25