

SABLE REALTY



**FOR SALE
FOR LEASE**

Two Units of Modern Architecture in Downtown Edmonton

VIBE PROFESSIONAL CENTRE

11611 107 Avenue Edmonton AB

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For Lease or Purchase : Vibe Professional Centre

Positioned near Unity Square and the Brewery District, Vibe Professional Centre combines striking modern design with functional flexibility. With abundant natural light, great signage potential, and free parking, this location supports a wide range of business uses.

Now available **for lease or for purchase**, this property presents an excellent **owner-user opportunity**. Secure your own space while benefiting from **rental income** generated by existing tenancies — a smart way to **offset your mortgage and build equity** over time.

Own and operate in one of Edmonton's most vibrant and growing areas.

PROPERTY DETAILS

Municipal Address	11611 107 Avenue, Edmonton AB
Legal Description	Plan 1823047 Unit 1 (Subject to Change Upon Condo Subdivision)
Vacant Area	10,39 SF and 1,449 SF
Leased Area	1,400 SF (Busters Pizza)
Total Size	3,888 SF
Net Rental Income	\$36,400.00
Expiry Date	December 31, 2028
Zoning	DC1
Parking	Ample parking that includes 30 surface stalls and underground stalls.
Property Taxes	\$7.10 PSF (Subject to Condo Subdivision)
Condo Fees	\$13.55 PSF
Basic Rent	Market
Additional Rent	\$20.65 PSF
Sale Price	\$1,749,600 (\$450 PSF)

KEY FEATURES

Flexible DC1 zoning for health, retail, and office uses

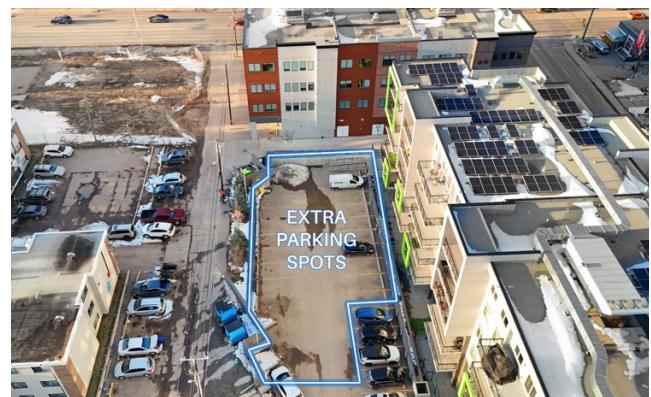
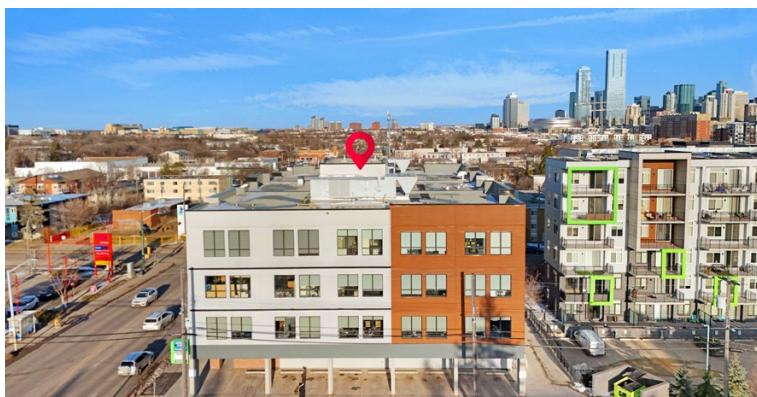
Free surface, street, and visitor parking

High daytime population: 156,000+ within 3km

Surrounded by dense residential and amenities

Tenant Improvement Allowance: \$25.00 PSF

Available immediately



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AREA OVERVIEW

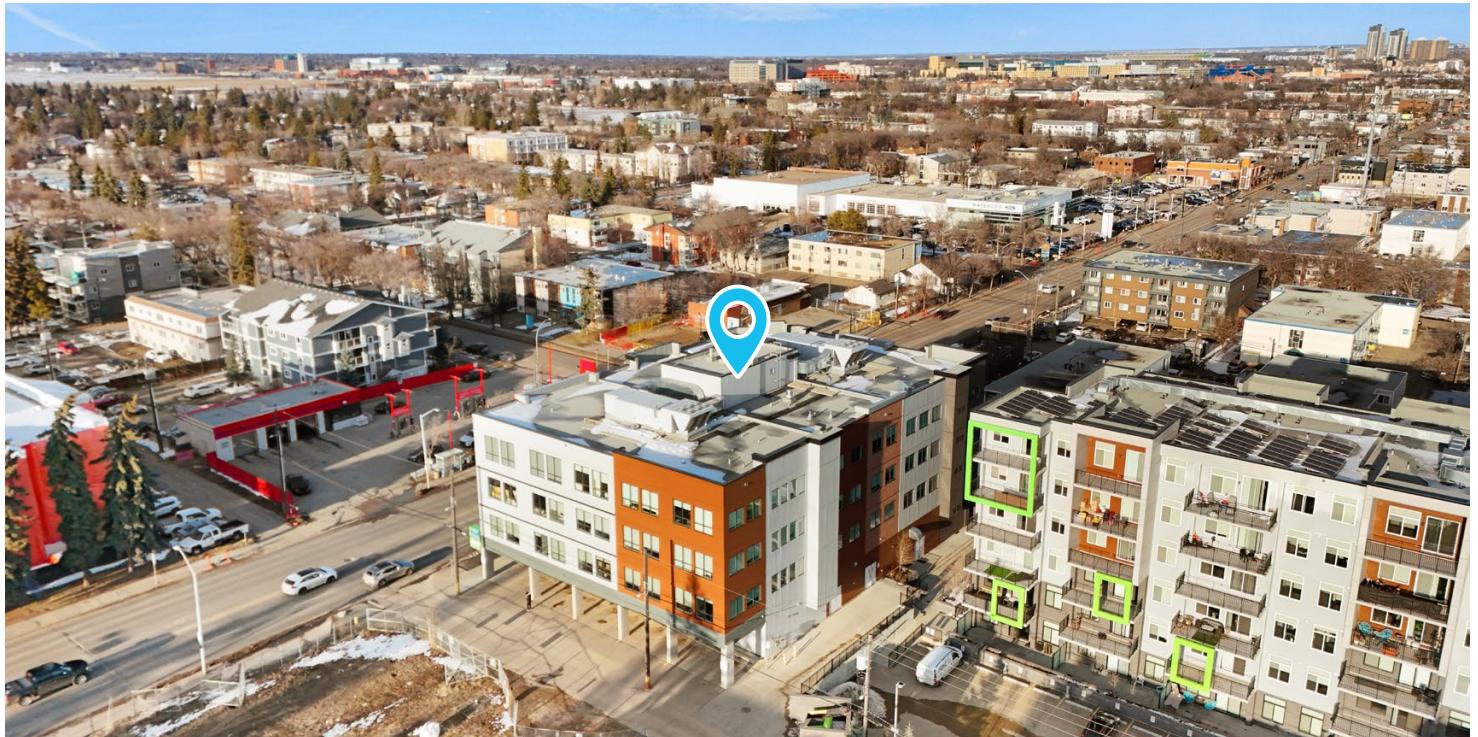


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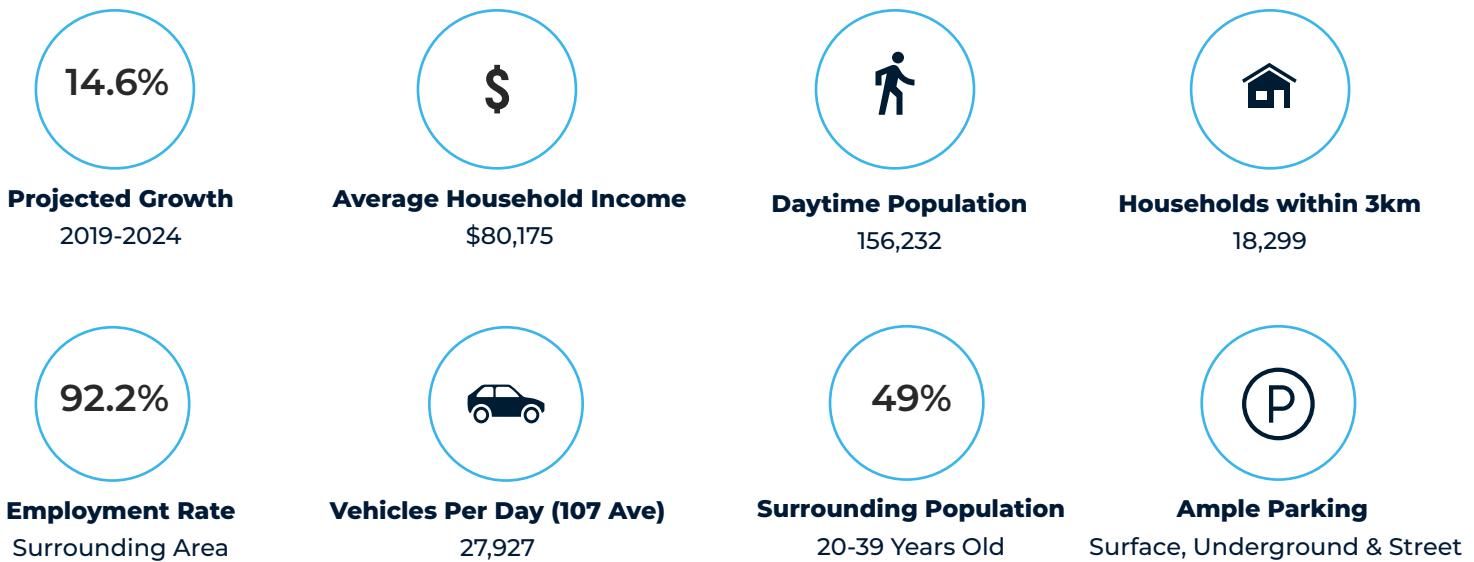
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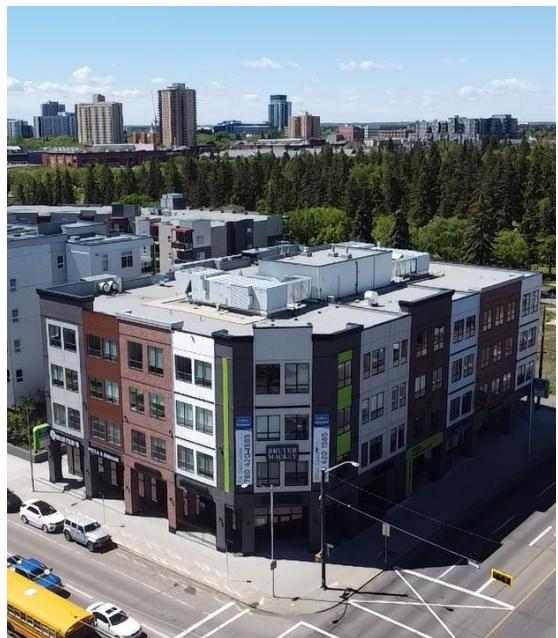
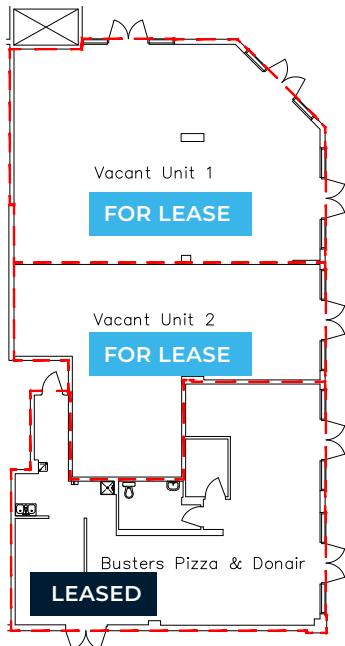
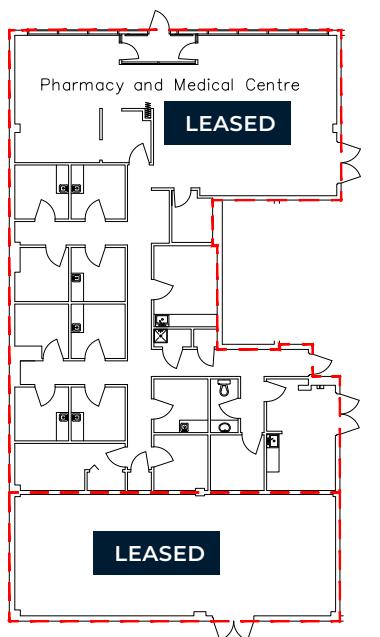
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DEMOGRAPHICS (3KM RADIUS)



FLOOR PLAN



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