



**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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**MAIN FLOOR SPACE**

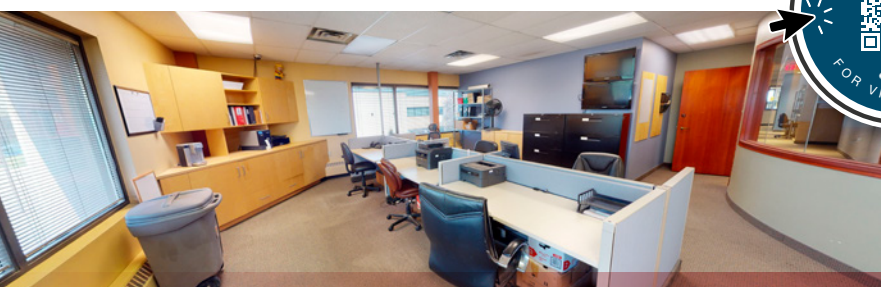


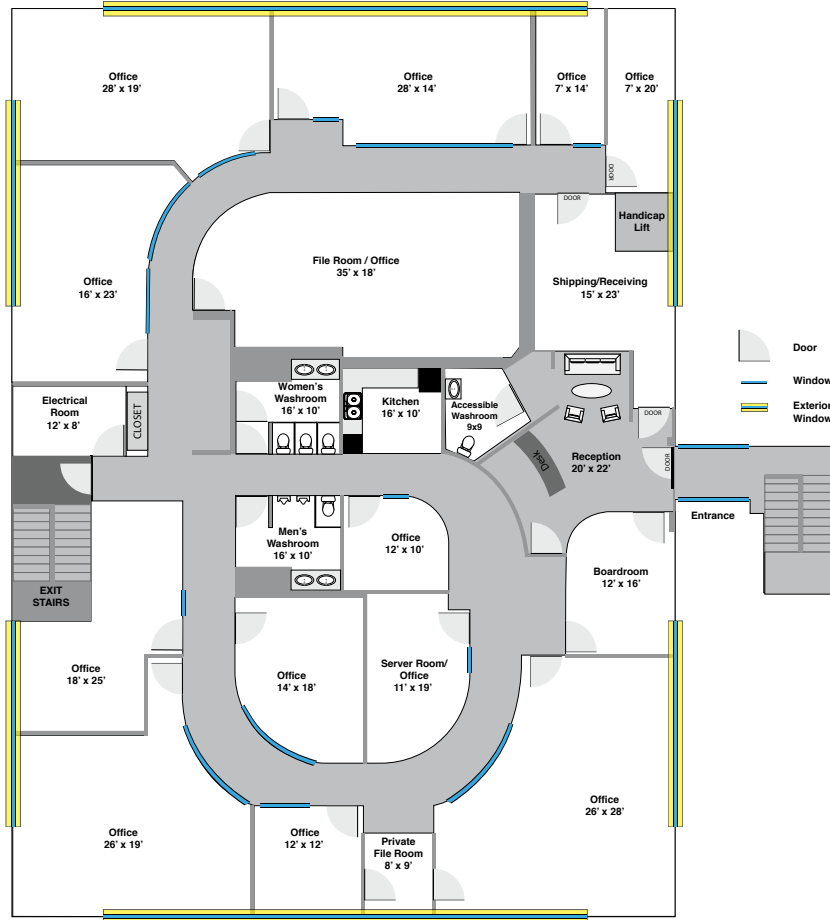
**ADDITIONAL INFORMATION**

SIZE AVAILABLE	7,400 sq.ft.± main floor 7,400 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	\$8.75/sq.ft./annum (2023 estimate) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power
SALE PRICE	\$5,795,000
PROPERTY TAXES	\$48,321 (2023)



**2ND FLOOR SPACE**

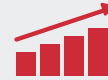




14,100 VPD 26,100 VPD  
107 AVENUE 170 STREET  
N OF 105 AVE



101,203  
DAYTIME POPULATION



3.0%  
ANNUAL GROWTH 2023 - 2033



93,589 5,977  
EMPLOYEES BUSINESSES



\$2.93M  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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