

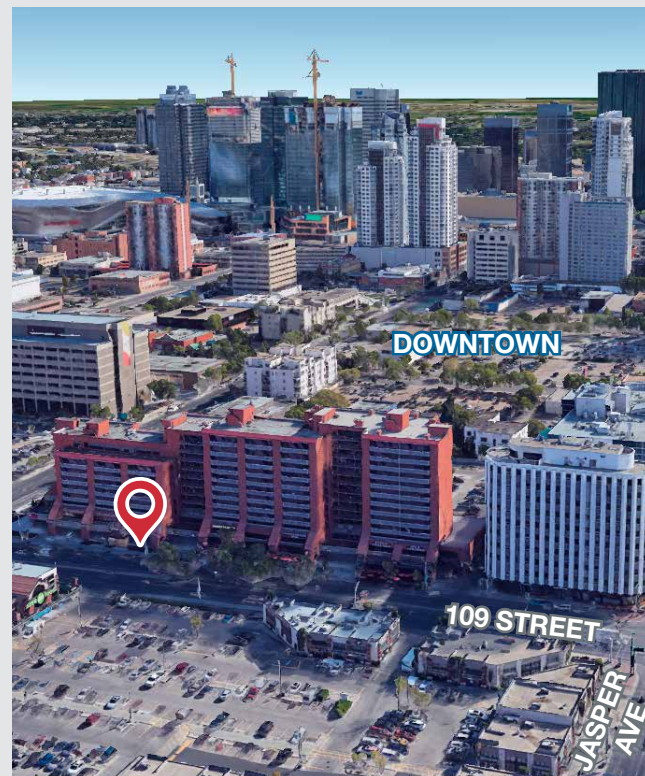


FULLY FIXTURED RESTAURANTS

10163 & 10171 - 109 Street
Edmonton, Alberta

Property Features:

- Main floor retail space with direct exposure to 109 Street
- High density commercial and residential arterial
- Adjacent to Jasper Avenue
- Heated underground parkade and streetside parking
- Zoned for a variety of restaurant, retail, office and medical uses
- Patio option available
- Exposure to 31,500 vehicles per day on 109 Street (2016 City of Edmonton)



Julie Lam

780 436 7410 • jlam@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com



209,843
POPULATION
IN AREA



13.57%
POPULATION
GROWTH
2016-2026



163,277
EMPLOYEES
IN AREA



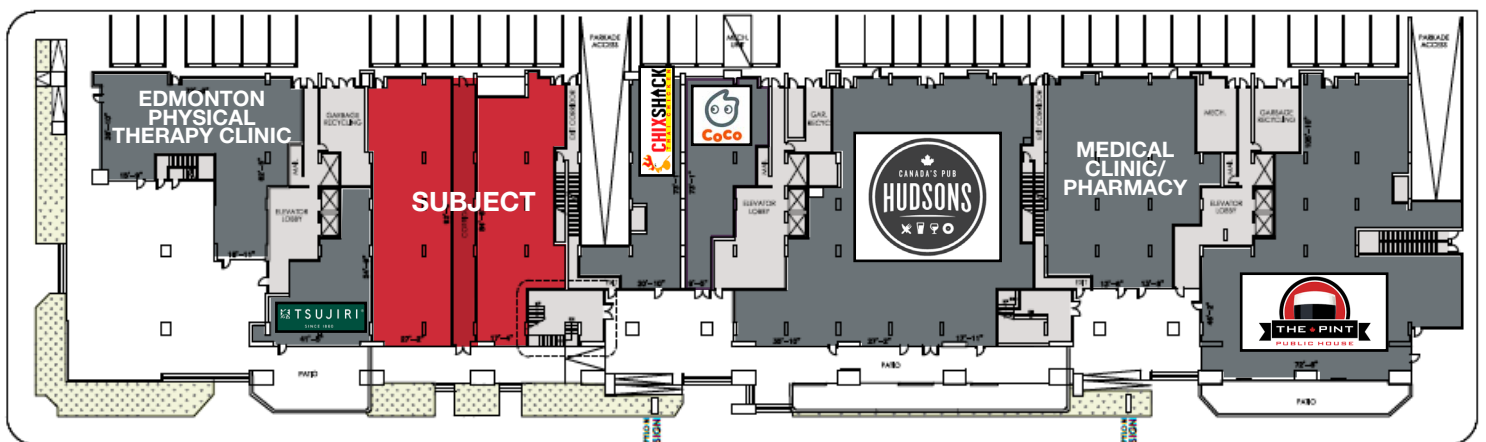
9,926
BUSINESSES
IN AREA

BASED ON 2016 DEMOGRAPHICS WITH A 5KM RADIUS



10163 & 10171 - 109 Street Edmonton, Alberta

LEGAL DESCRIPTION	Block 849 & 850, Plan 1522596
ZONING	UW, Urban Warehouse
NEIGHBOURHOOD	Downtown
SIZE	10163 - 109 Street: 3,367 sq.ft.± VACANT 10171 - 109 Street: 2,696 sq.ft.± LEASED Total 6,003 sq.ft.±
AVAILABLE	Immediately
CONDO FEES (BOTH UNITS)	\$6,319.09 (2019 budget)
PROPERTY TAXES (2018)	10163 - 109 Street: \$13,972.50 10171 - 109 Street: \$16,752.14
NET OPERATING INCOME	10163 - 109 Street: \$92,260 Lease expiry May 1, 2021
SALE PRICE	\$2,400,000



109 STREET

Julie Lam • 780 436 7410 • jlam@naiedmonton.com