



6501 - 104 Street

Edmonton, Alberta

Property Highlights

- Newly developed two-storey retail/office building available for lease
 - » 4,000 sq.ft.± main floor retail space (TBV) and 4,000 sq.ft.± 2nd floor office space (Leased)
- Highly desirable location with direct exposure to Calgary Trail (25,700 vehicles per day)
- Modern and attractive building design
- Building and pylon signage available
- Convenient access to 104 Street, Gateway Blvd., Whyte Avenue and Argyll Road

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For Lease Reppert Centre - New Office/Retail



171,235
TOTAL POPULATION
(8.09% PROJECTED
GROWTH (2017-22))



79,077
HOUSEHOLDS
(7.86% PROJECTED
GROWTH (2017 - 22))



2.10
AVERAGE
HOUSEHOLD
SIZE



\$98,885
AVERAGE HOUSEHOLD
INCOME



35.10
MEDIAN AGE

KEY DEMOGRAPHICS - 5KM RADIUS - BASED ON 2017 (ESRI)



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Additional Information

AVAILABLE AREA	Main Floor: 4,000 sq.ft.± Second Floor: 4,000 sq.ft.± (Leased) TOTAL: 4,000 sq.ft.± (TBV)
LEGAL DESCRIPTION	Plan 1524926, Block 73, Lot 26
ZONING	DC1 (16136)
LEASE TERM	5 - 10 years
T.I. ALLOWANCE	Negotiable
NET RENTAL RATE	Main Floor: \$26.00/sq.ft./annum
OPERATING COSTS	\$10.50/sq.ft./annum (2018 estimate) Includes Tenant's proportionate share of property taxes, building insurance, management fees, and common area maintenance



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