

FOR SALE

VIBE PROFESSIONAL CENTRE

NAI Commercial



**NEW  
PRICING  
NOW: \$599,000**

301, 11611 - 107 AVENUE | EDMONTON, AB | THIRD FLOOR CORNER UNIT

#### PROPERTY DESCRIPTION

- Newly developed commercial building ideal for professional or medical users
- Tilted secure underground parking stalls included with visitor parking available
- Location is close to downtown Edmonton and 124 Street corridor
- Variety of amenities in nearby area

**212,811**

2023 POPULATION  
5KM RADIUS

**9,725**

BUSINESS IN AREA  
5KM RADIUS

**9,800**

VEHICLES PER DAY  
ON 116 STREET (2022)

**19,700**

VEHICLES PER DAY  
ON 107 AVENUE (2022)

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NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,984 sq.ft.±
LEGAL DESCRIPTION	Unit 105, Plan 2120775
ZONING	DC1
YEAR BUILT	2017
POWER	120/208 volt, 225 amp, 3 phase, 4 wire
LIGHTING	LED lighting
PARKING	Includes 4 titled parking stalls
AVAILABLE	Immediately
CONDO FEES	\$2,782.71 per month (2023)
SALE PRICE	<del>\$650,000</del> <b>NEW PRICING \$599,000</b>
PROPERTY TAXES	\$16,201.18 (2023)

