

FOR SALE OR LEASE

VIBE PROFESSIONAL CENTRE

NAICommercial

FURTHER REDUCED  
NOW ~~\$569,000~~ **\$515,000**



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)

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com

#### RYAN BROWN

Partner  
780 964 8624  
rbrown@naiedmonton.com

#### CHAD GRIFFITHS

Partner  
780 436 7414  
cgriffiths@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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	\$2,382.51 per month (2025)
SALE PRICE	<del>\$650,000</del> <b>FURTHER REDUCED \$569,000 NOW \$515,000</b>
PROPERTY TAXES	\$17,650.88 (2024)
LEASE RATE	\$18.00/sq.ft./annum net
TENANT IMPROVEMENT ALLOWANCE	Negotiable

