

**FOR SALE**

**FREESTANDING OFFICE/RETAIL BUILDING**

**NAI Commercial**



**17410 - 107 AVENUE | EDMONTON, AB | OFFICE/RETAIL**

#### PROPERTY HIGHLIGHTS

- 7,700 - 15,400 sq.ft.± freestanding office/retail building for sale
- 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

#### DAN BUDMAN

Vice President, Office Division  
587 338 3338  
dbudman@naiedmonton.com

#### CONOR CLARKE

Associate  
587 635 2480  
cclarke@naiedmonton.com

#### RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com

#### CHAD GRIFFITHS

Partner, Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com



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



780 436 7410



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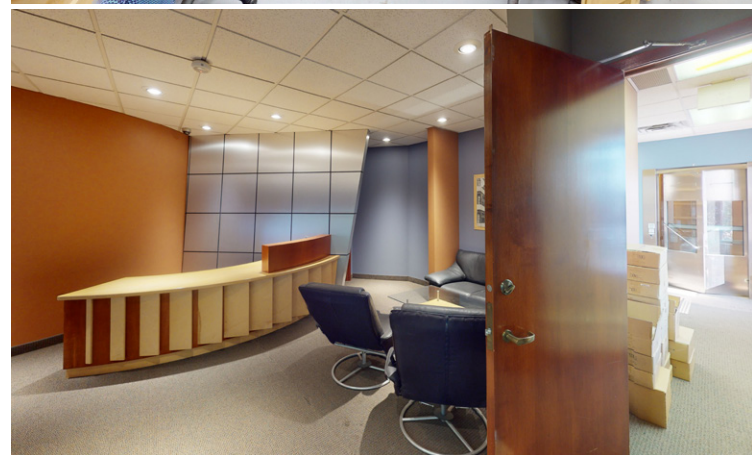
17410 - 107 AVENUE | EDMONTON, AB



MAIN FLOOR SPACE

### ADDITIONAL INFORMATION

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| SIZE AVAILABLE    | 7,700 sq.ft.± main floor                                 |
|                   | 7,700 sq.ft.± second floor                               |
|                   | 15,400 sq.ft.± total                                     |
| LEGAL DESCRIPTION | Lot 13, Block 7, Plan 772 1110                           |
| ZONING            | IM                                                       |
| AVAILABLE         | Second Floor - Immediately<br>Main Floor- 60 days notice |
| YEAR BUILT        | 1970                                                     |
| PARKING           | 70 stalls±                                               |
| SITE/YARD SIZE    | 0.68 acres±                                              |
| SALE PRICE        | \$5,795,000 <b>\$3,995,000</b>                           |
| PROPERTY TAXES    | \$48,939.51 (2025)                                       |



2ND FLOOR SPACE



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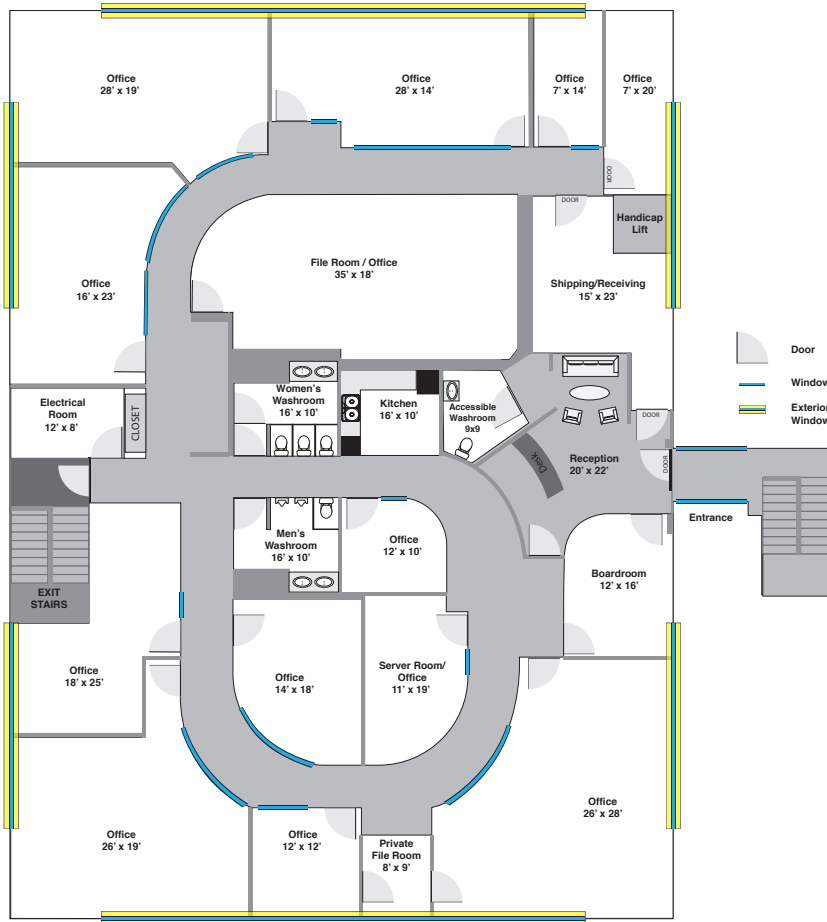
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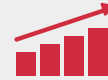


14,100 VPD  
107 AVENUE

26,100 VPD  
170 STREET  
N OF 105 AVE



101,203  
DAYTIME POPULATION



3.0%  
ANNUAL GROWTH 2023 - 2033



93,589  
EMPLOYEES

5,977  
BUSINESSES



\$2.93M  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

9 MINUTE DRIVE  
TO WHITEMUD DRIVE



11 MINUTE DRIVE  
TO ANTHONY HENDAY DRIVE



10 MINUTE DRIVE  
TO WEST EDMONTON MALL



18 MINUTE DRIVE  
TO DOWNTOWN



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