

FOR SUBLEASE

BLOCK 99 - RETAIL/OFFICE

NAI Commercial



162,161
POPULATION



100,949
EMPLOYEES



7,583
BUSINESSES



\$5.05M
TOTAL CONSUMER
SPENDING



\$101,280
AVERAGE HOUSEHOLD
INCOME








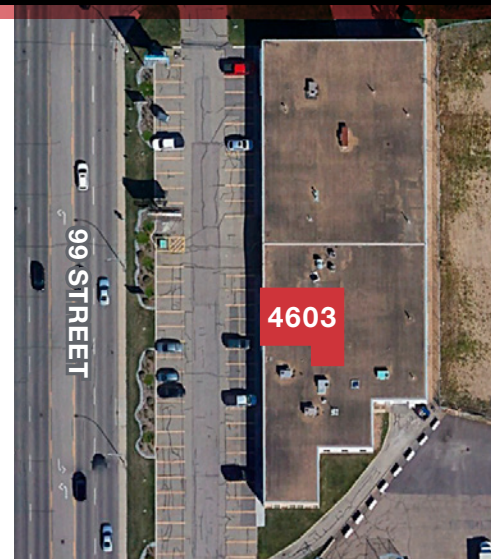
22,000 VPD
99 STREET N OF
44 AVE

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

4603 - 99 STREET | EDMONTON, AB | RETAIL/SHOWROOM/OFFICE

PROPERTY DESCRIPTION

-  1,441 sq.ft.± open retail/showroom/office space available
-  Two rows of parking
-  Full exterior renovation completed
-  Great exposure along 99th Street
-  Centrally located with great access to major arterials such as Calgary Trail, Gateway Blvd, and Whitemud Drive



RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

VINCE CAPUTO

Partner
780 436 7624
vcaputo@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com



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

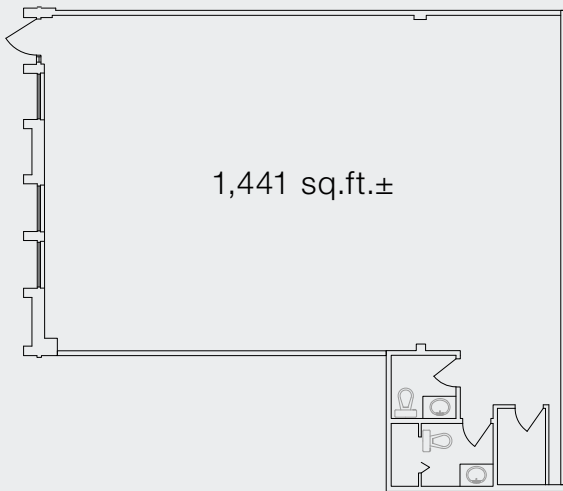


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LEGAL DESCRIPTION	Lot A, Block 3, Plan 4187RS
SIZE	1,441 sq.ft.±
ZONING	Business Employment (BE)
CEILING HEIGHT	15'
HEATING	Rooftop HVAC
PARKING	3.1 stalls per 1,000 sq.ft. (70 stalls onsite)
AVAILABLE	30 days notice
SUBLEASE RATE	Starting from \$16.00/sq.ft./annum
OPERATING COSTS	\$8.16/sq.ft./annum (2024 estimate) Includes property taxes, building insurance, common area maintenance, management and water
SUBLEASE EXPIRY	June 30, 2028



IDEAL FOR:



SHOWROOM



MEDICAL USE



PROFESSIONAL



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