

FULLY LEASED

PRICE REDUCED

For Sale
Performance 104 Building



7121 - 104 Street NW Edmonton, Alberta

Property Features

- Total building is 10,560 sq.ft.± over two-stories fronting Calgary Trail
- Fully leased with income from main floor, second floor and media sign
- Extensively upgraded with new tenant improvements on both the main floor and second floor - new roof, new windows, new mechanical systems, and recently painted exterior
- Concrete block construction
- Interior is fully clear span with concrete joists



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Performance 104 Building



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Additional Information

LEGAL DESCRIPTION Plan 8671S, Block 40, Lots 1 & 2

BUILDING SIZE Main floor: 5,280 sq.ft.±
 Tenant occupied
 Second floor: 5,280 sq.ft.±
 Tenant occupied
Total: 10,560 sq.ft.±

SITE SIZE 0.18 acres

ZONING DC1 (Direct Development Control Provision)

CEILING HEIGHT 11 feet per floor

PARKING 8 stalls on-site w/ additional city parking in front

LOADING 10' x 10' grade level overhead door

PROPERTY TAXES \$24,049.56 (2022)

NET OPERATING INCOME \$121,400 with Lease Escalations in place

SALE PRICE **\$2,150,000**
REDUCED to \$1,950,000

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