

NAI Commercial

FOR LEASE
Downtown Retail/Office
Building

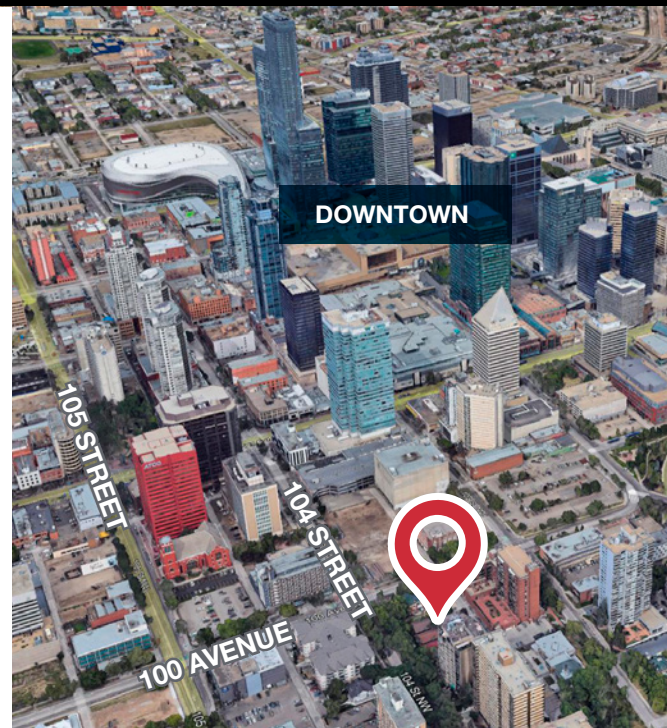


UNIQUE CHARACTER BUILDING

9935 - 104 STREET, EDMONTON, AB

PROPERTY HIGHLIGHTS

- Unique retail/office building downtown Edmonton on vibrant 104 Street
- 1,150 sq.ft. of main floor character space
- Extensively renovated in 2013
- Bonus lower level
- 7 parking stalls in rear
- Perfect for professional users
- Well established neighborhood
- Walking distance to Chateau Lacombe Hotel and downtown amenities



Drew Joslin
780 540 9100
djoslin@naiedmonton.com

Ryan Brown
780 964 8624
rbrown@naiedmonton.com

Chad Griffiths
780 436 7414
cgriffiths@naiedmonton.com

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4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410
naiedmonton.com

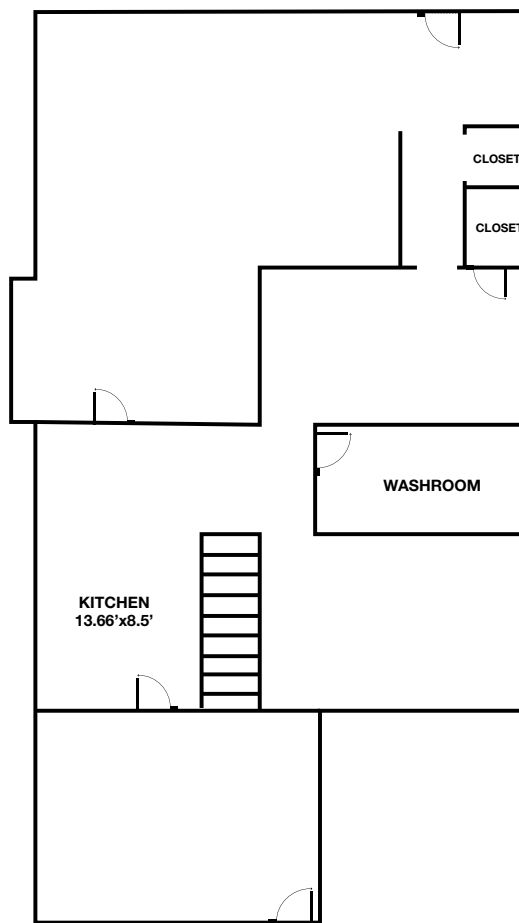


9935 - 104 STREET EDMONTON, ALBERTA

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ADDITIONAL INFORMATION

SIZE	1,150 sq.ft.±
LEGAL DESCRIPTION	Lot 60 & 61, Block 3, Plan NB
ZONING	RMU - Residential Mixed Use
AVAILABLE	Immediately
LEASE TERM	3-10 years
PARKING	7 stalls
LEASE RATE	\$3,000/month (2023 estimate) includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



217,032
POPULATION
IN AREA



148,177
HOUSEHOLDS



\$90,862
AVERAGE
HOUSEHOLD
INCOME



\$9.6B
CONSUMER
SPENDING

2022 COSTAR DEMOGRAPHICS - WITHIN 5 KM