

FOR LEASE

99TH STREET POWER CENTRE

4921 99 STREET, EDMONTON, AB

24 HOUR
VIDEO
MONITORING

13 - 99 Street

+/- 2,400 SF AVAILABLE ALONG
MAJOR COMMUTER ROAD, 99 STREET

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Marcus & Millichap

OVERVIEW / 99TH STREET POWER CENTRE

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OPPORTUNITY

Take advantage of being positioned along a major arterial road, 99 Street, that links the south of Edmonton to Downtown and provides ample exposure to over 28,000 vehicles per day. The available spaces feature a practical mixture of showroom, office and warehouse spaces with grade loading and is zoned as Industrial Business (IB), allowing for a wide range of uses.

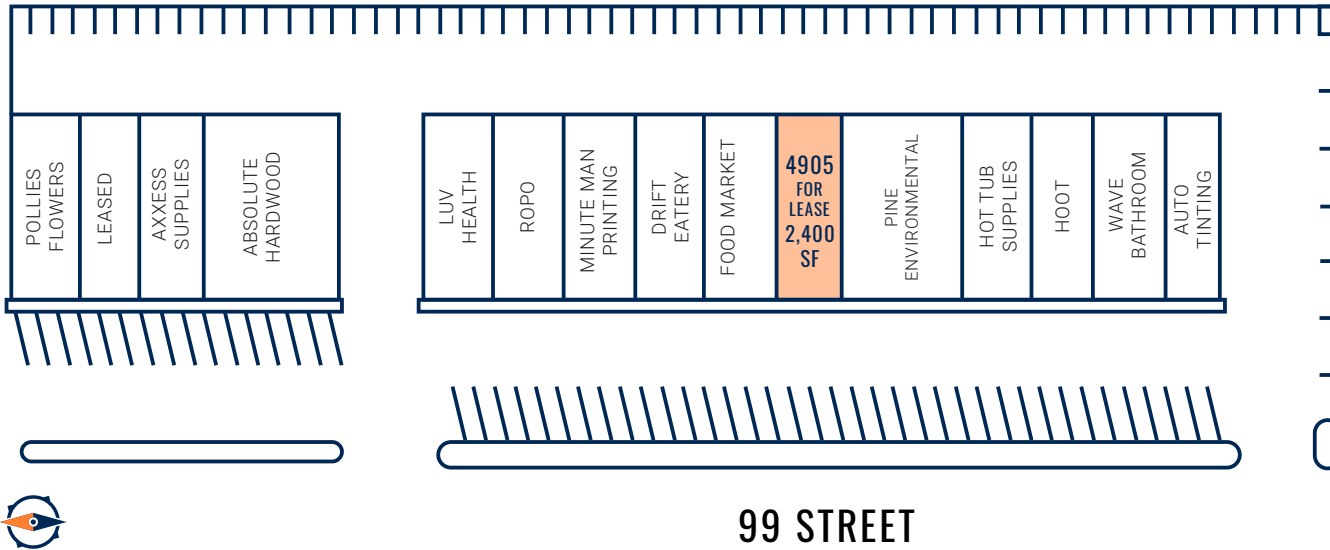


HIGHLIGHTS

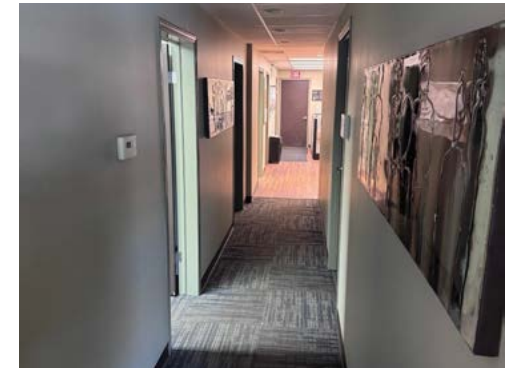
- Vacancy: +/-2,400 SF high exposure bay for lease
- Grade level door, high ceiling, showroom and warehouse space.
- Well-maintained property with excellent visibility and signage
- Ample front and rear parking on site
- Positioned along 99 Street, the property allows for easy access to other major arterial roads such as Gateway Boulevard, Calgary Trail and Whitemud Drive

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99 STREET



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28,000
vehicles
per day



EXPOSURE
99 Street &
A49 Avenue



PARKING
surface stalls
located on site



TRANSIT
in very close
proximity



\$101,031
household income
average within 3 km



46,089
population
within 3 km



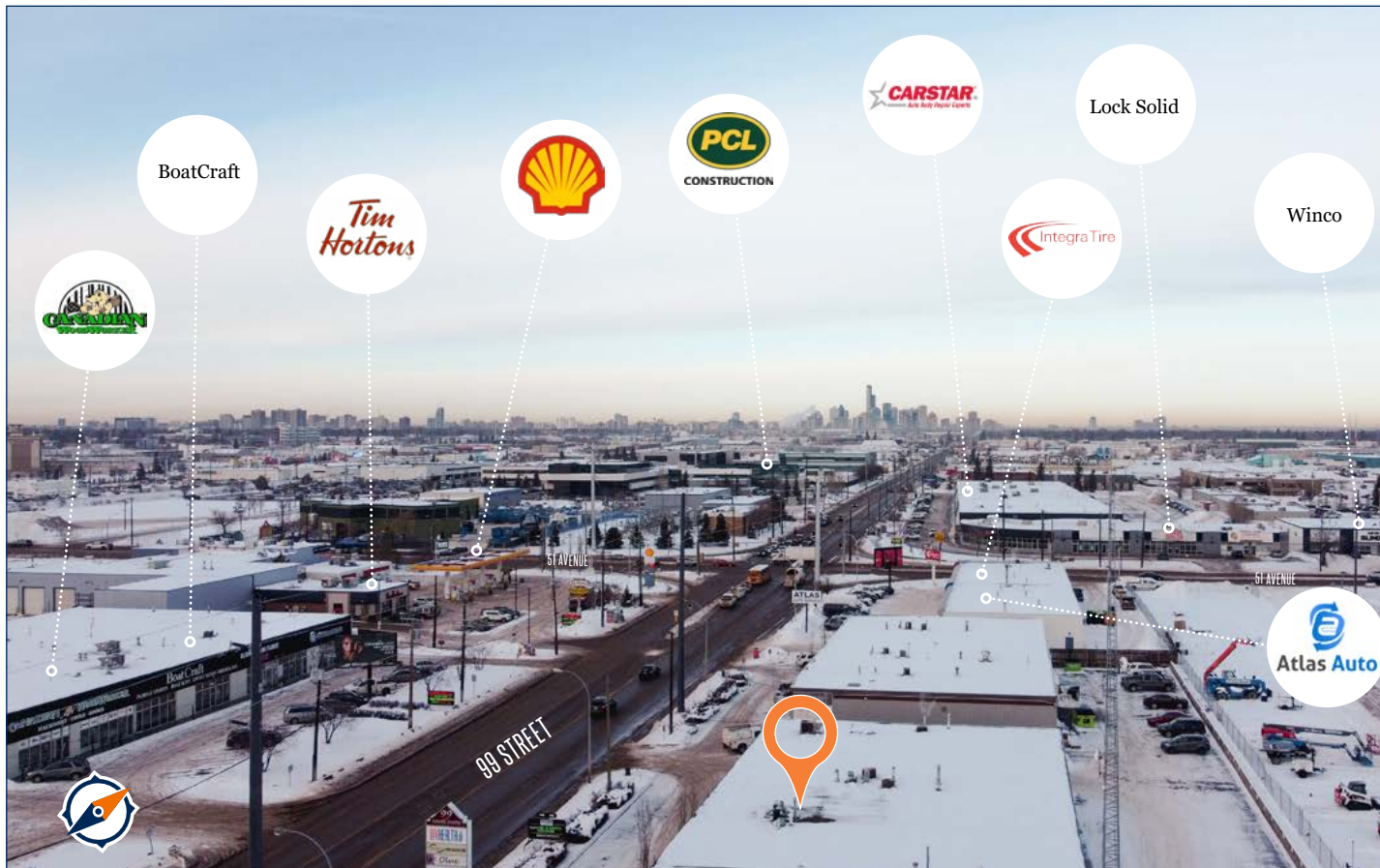
BUILDING
freestanding
commercial



4.7%
predicted change in
population



69.7%
exposure to site
by car



AREA HIGHLIGHTS

Municipal Address:	4921 99 Street, Edmonton
Zoning:	IB - Industrial Business Zone
Lease Rate:	Market
Area:	+/- 2,400 SF
Available:	Immediately
Loading:	Grade Level
Operating Costs:	\$6.25/SF (2023 Estimate)

Whitemud Drive	1 minute
Calgary Trail	3 minutes
50 Street	5 minutes
Whyte Avenue	7 minutes
Anthony Henday	10 minutes

99TH STREET POWER CENTRE

PRESENTED BY

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