

FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY

WELL ESTABLISHED INCOME IN PLACE

PRICE REDUCED

CUSHMAN & WAKEFIELD
Edmonton

AVENUE PROFESSIONAL CENTRE

10735 - 107 Avenue, Edmonton, AB

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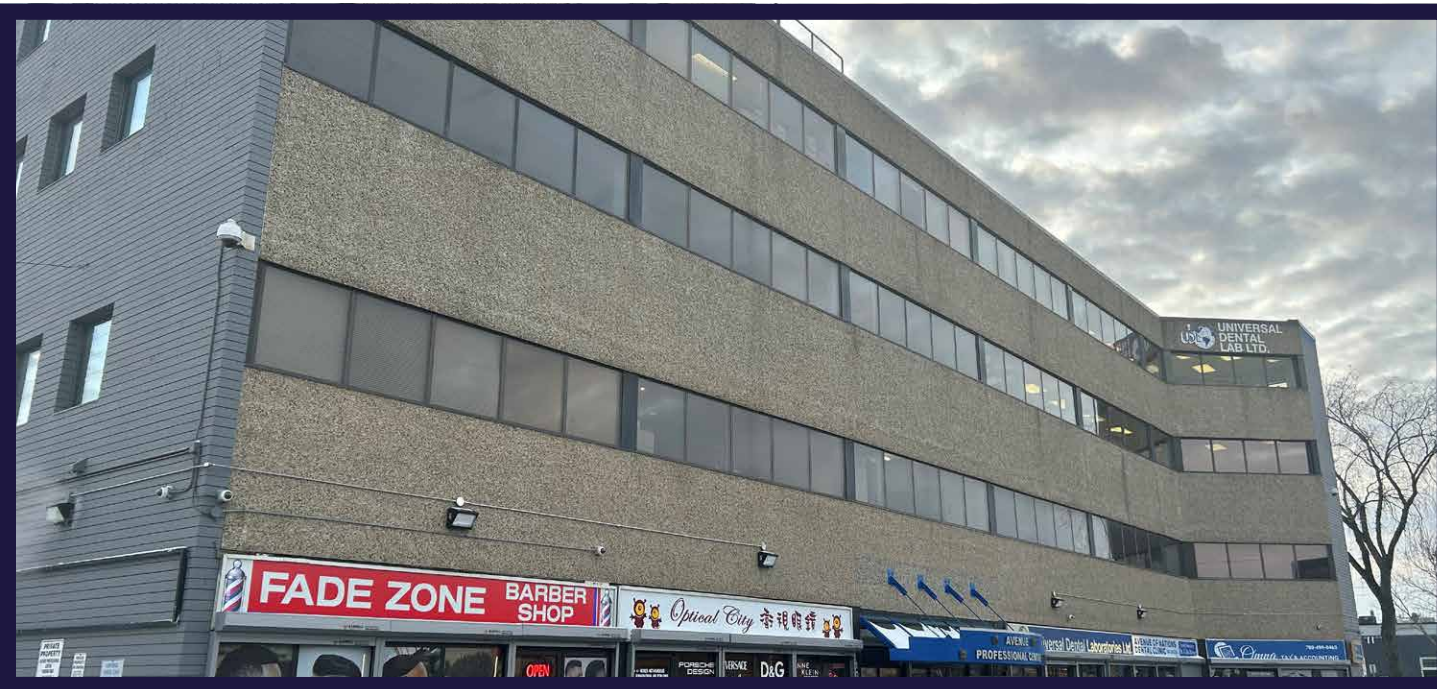
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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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OVERVIEW



PROPERTY HIGHLIGHTS

Municipal Address:	10735 - 107 Avenue, Edmonton, AB
Legal Description:	Lots 175-178, Blk 7, Plan B; excepting thereout all mines and minerals
Zoning:	Mixed Use (MU)
Neighbourhood:	Central McDougall
Building Size:	20,959 SF - including basement
Built:	1979
Building Area:	20,959 SF
Number of Storeys:	5 levels including basement
Site Size:	30,000 SF
Asking Price:	\$4,200,000 \$3,850,000

Parking:	3.77 / 1,000 SF Ample surface parking with 77 stalls
Property Taxes:	\$75,425.44 for 10739 - 107 Avenue building and attached parking lot (Plan B4, Block 7, Lots 176-178) \$5,025.78 for 10645 - 108 Street parking lot (Plan B4, Block 7, Lot 175)
NOI:	\$280,013.10 - for further details, please contact broker

PROPERTY DETAILS

- Located in the Central McDougall area, this freestanding, five storey building has prime exposure along 107 Avenue with 24,295 VPD and is minutes from the downtown core
- Building is 100% occupied delivering strong, stable income
- As the 107 Avenue Revitalization Project progresses, Edmonton's newest green space, 107 Avenue Park, will be just two blocks away and is set for completion by summer 2025
- Ample surface parking for staff and visitors from two separate parking lots
- Walking distance to MacEwan University, Rogers Place & Ice District
- Local amenities include restaurants, retail stores and professional offices
- Easy access to public transit
- Potential for residential development on the Southern parking lot.

AERIAL VIEW



107 AVENUE

108 STREET

SITE

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