

FOR LEASE

RE/MAX
COMMERCIAL®

MAIN FLOOR RETAIL BAYS
1,039 - 2,488 SF



IDEAL FOR
MEDICAL &
HEALTHCARE
TENANTS

10648 & 10644 - 116 Street Edmonton | Alberta

- Main floor retail bays located in the Vibe Professional Centre
- Shell space ready for Tenant fixturing
- Motivated Landlord
- Heated & secured underground parking, free street & visitor stalls
- 20,400 vehicles per day on 116th Street & 18,500 on 107th Avenue

Jewell Hansen, VP
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**VIRTUAL WALK
THROUGH TOUR**
click on the icon

RE/MAX Commercial Capital | Ritchie Mill
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5

Edmonton's **ONLY** RE/MAX Commercial Office

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DETAILS

Municipal	10648 & 10644 - 116 Street Edmonton
Legal	Condo Plan 1823047, Unit 1
Bay Sizes	Main Floor Unit 1 - ± 1,449 sq.ft. Main Floor Unit 2 - ± 1,039 sq.ft. Total Combined - ± 2,488 sq.ft.
Parking	28 Commercial Surface Stalls 99 Underground Free Visitor and Street
Signage	Pylon and Facade Available
Access	Street, Lane and Alleyway
Zoning	DC1 - Direct Control

PERMITTED USES

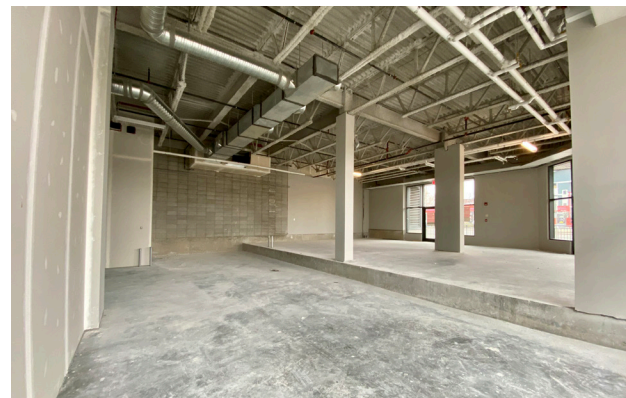
- commercial schools
- child care services
- restaurants, breweries, distilleries
- health services
- general retail stores
- personal service shops
- financial, professional and office support services
- government services

FINANCIALS

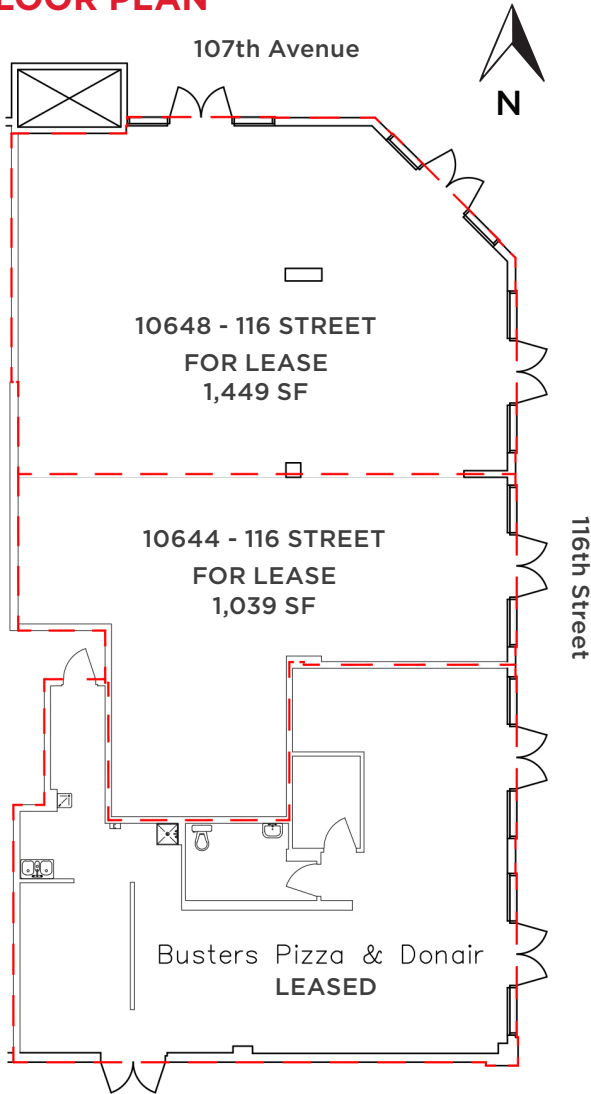
Lease Rate **\$22.00/sq.ft.**

Op. Costs **\$11.75/sq.ft.**
(2020 estimate includes proportionate share of repairs and maintenance, taxes, insurance, gas, water and management fee)

Underground parking and pylon signage is available for an additional monthly fee.



FLOOR PLAN



DEMOGRAPHICS (2KM RADIUS)



- 61,115 residents
- 146,490 daytime population
- **9.4% growth (2014-2019)**
- 14.6% projected growth (2019-2024)



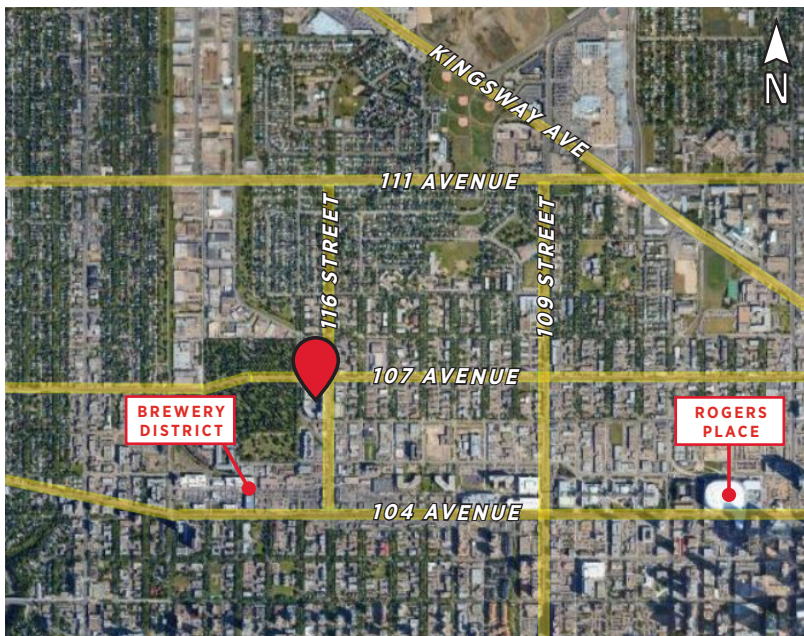
- Avg. household income of \$80,175
- 25.6% households earn \$60k - \$100k
- **25% households earn \$100k+**



- 0-19 years = 9%
- **20-39 years = 49.3%**
- 40-59 years = 23.4%
- 60+ years = 18.4%



- **18,500 VPD on 107th Avenue**



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.