

REZONED TO IB

For Lease
Block 99
Retail/Office Space



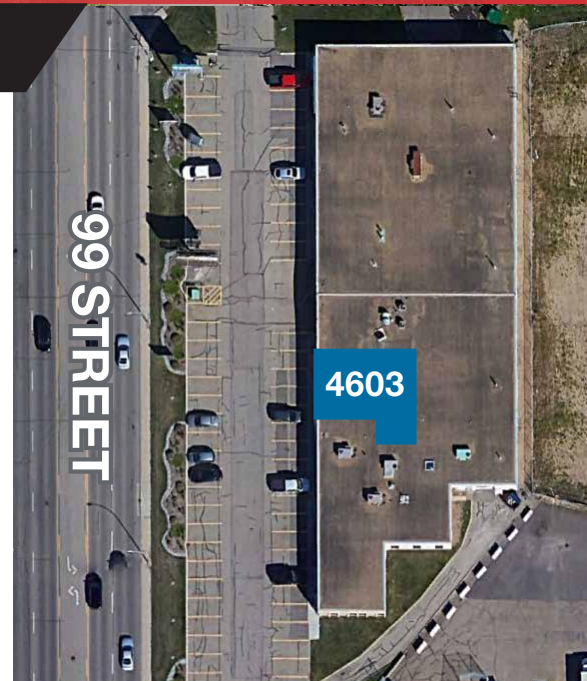
RETAIL/OFFICE

4603 - 99 Street

Edmonton, Alberta

Property Features

- 1,441 sq.ft.± open retail/showroom/office space available
- Tenant improvement allowance available
- Full exterior renovation planned for 2021
- Great exposure along 99th Street
- Centrally located with great access to major arterials such as Calgary Trail, Gateway Blvd, and Whitemud Drive



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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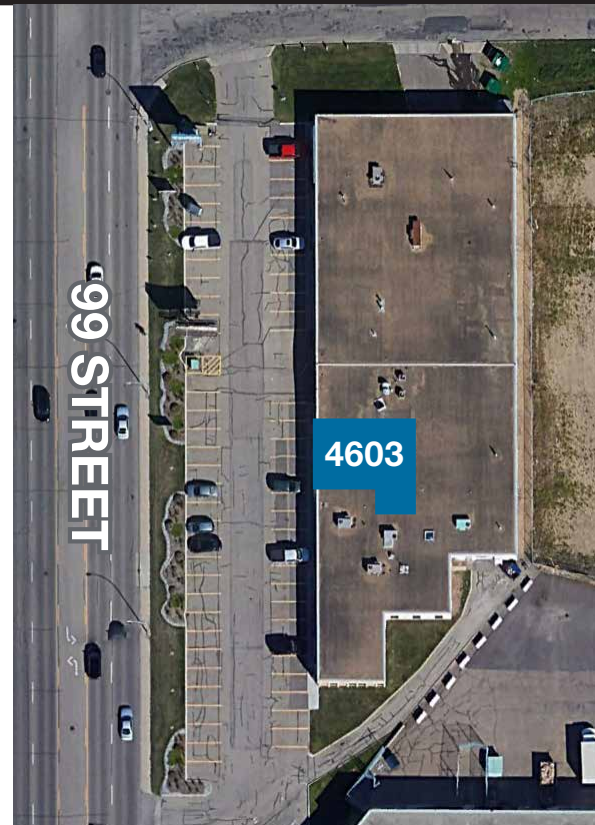
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Block 99
Retail/Office Space



4603 - 99 Street, Edmonton, Alberta

LEGAL DESCRIPTION	Lot A, Block 3, Plan 4187RS
SIZE	1,441 sq.ft.±
ZONING	IB (Business Industrial)
CEILING HEIGHT	15'
HEATING	Rooftop HVAC
PARKING	3.1 stalls per 1,000 sq.ft. (70 stalls onsite)
TENANT IMPROVEMENT ALLOWANCE	Negotiable
AVAILABLE	December 1, 2021
NET RENTAL RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$7.12/sq.ft./annum (2021 estimate) Includes property taxes, building insurance, common area maintenance, management and water



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FOR LEASE Block 99 Retail/Office Space



22,400
VEHICLES DAILY
ON 99 STREET &
44 AVENUE



161,170
POPULATION
IN AREA



13.82%
POPULATION
GROWTH
2018 - 2023



6,934
BUSINESSES IN AREA
95,539
EMPLOYEES IN AREA



\$6.6 MILLION
ANNUAL
CONSUMER
SPENDING

**2018 Costar Demographics*



Renderings may not be exact and are subject to change.

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