



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

URBAN BIRD BUSINESS

12038 107 AVENUE NW,
EDMONTON, AB

urban bird

BUSINESS FOR SALE!

\$249,000!!

Dane Phaneuf

Associate

780 993 8574

dane.phaneuf@cwedmonton.com

**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedmonton.com

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URBAN BIRD FOR SALE \$249,000

PROPERTY HIGHLIGHTS

Are you looking for a unique and profitable venture in the heart of Edmonton, Alberta? Look no further than the Urban Bird Business—a game-changing opportunity that combines your love for nature, sustainable living, and entrepreneurship. Edmonton's thriving urban landscape is the perfect backdrop for this exciting venture, where you can create a positive impact on both the environment and your bottom line.

Why invest in the Urban Bird Business in Edmonton? Here are just a few compelling reasons:

1. **Captivating Ecotourism Potential:** Edmonton boasts an impressive diversity of bird species that inhabit its urban areas, parks, and river valleys. From the majestic Bald Eagles to the colorful Western Tanagers, these feathered inhabitants draw bird enthusiasts from far and wide. By capitalizing on this natural beauty, you can tap into the ever-growing ecotourism market and create an unforgettable experience for visitors.
2. **Lucrative Market Demand:** Birdwatching has become one of the fastest-growing recreational activities worldwide. With an increasing number of people seeking outdoor activities and a deeper connection with nature, establishing an Urban Bird Business in Edmonton is a smart move.
3. **Flexibility and Scalability:** The Urban Bird Business offers incredible flexibility, allowing you to tailor your services to the unique demands of your customers. The potential for growth is limitless, and with Edmonton's ever-expanding population, your customer base will continue to grow year after year.
4. **Urban Bird's manufacturing division is at the forefront, delivering exceptional products that have secured contracts with two major distributors in Alberta.**

Don't miss out on this golden opportunity to acquire Urban Bird Business in Edmonton, where nature meets urbanity. With a supportive community, a thriving market, and a passion for sustainable living, success is just a flutter away. Take flight with us and join the movement that brings the wonders of the avian world to Edmonton's doorstep.



PROPERTY DETAILS

Municipal Address: 12038 107 Avenue NW,
Edmonton, AB

Parking: Ample

Utilities: Separately Metered

Existing Buildout: The Space has over
\$250,000 of interior
renovations

Development: Manchester Square

Current Lease Term:

- Feb 1st, 2021 - Jan 31st, 2026
- Favorable lease terms in place
- Mezzanine is leased out to a law firm significantly offsetting the rent obligations

Additional Rent: \$12.00/SF

Base Rent: \$26.00/SF

Unit Size: 2,861 SF

Link to Website: www.urbanbird.ca

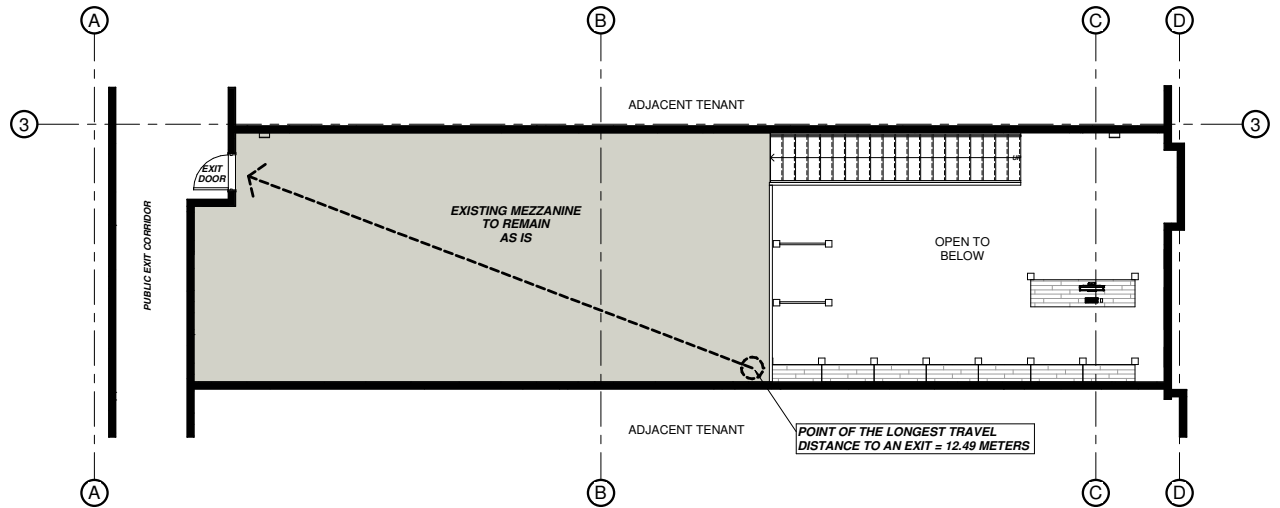
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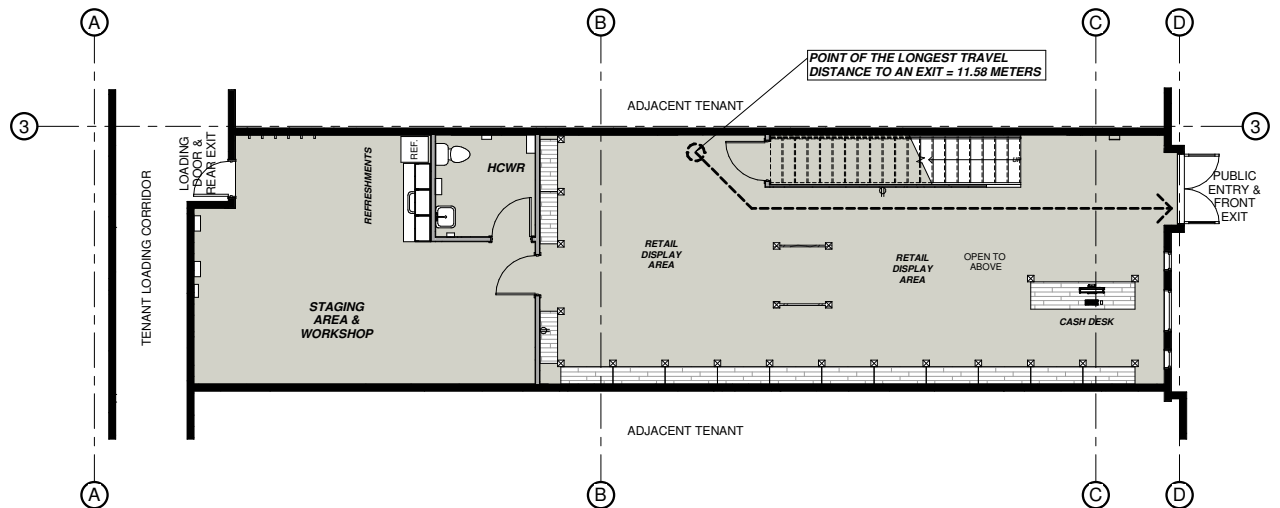
PROPERTY PHOTOS



SITE PLAN



MEZZANINE TRAVEL DISTANCE PLAN



MAIN FLOOR TRAVEL DISTANCE PLAN

DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	13,437	88,711	210,804

AVERAGE INCOME			
	1km	3km	5km
	\$75,796	\$88,602	\$90,549

HOUSEHOLDS			
	1km	3km	5km
	7,590	47,081	102,636

VEHICLES PER DAY			
	1km	3km	5km
	21,900 on 107 Avenue in front of property		



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