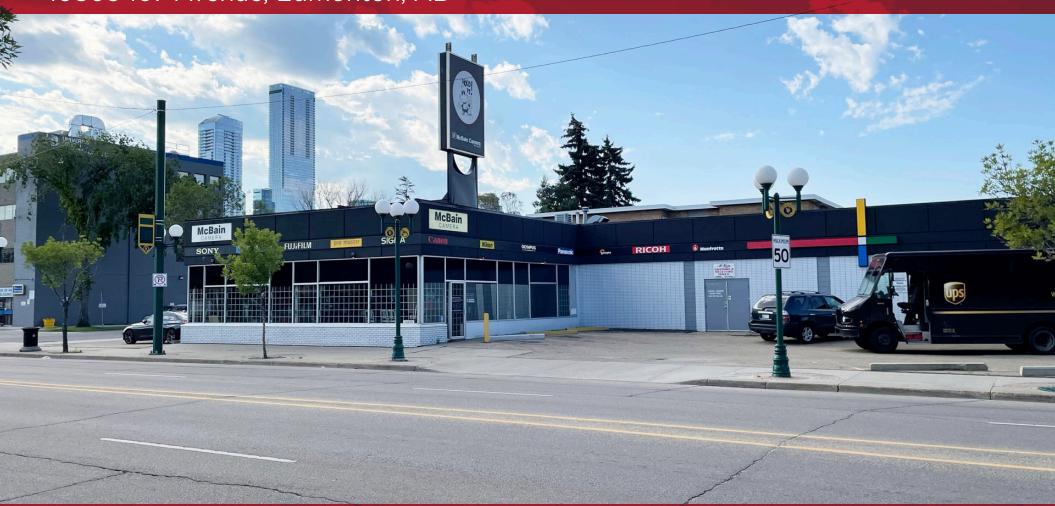
FOR SALE/LEASE 107TH AVENUE RETAIL PROPERTY 10805 107 Avenue, Edmonton, AB





CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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THE OPPORTUNITY

- Two lot property comprising of 15,000 SF
- High exposure to 107 Avenue
- Paved staff and customer parking available
- Located in the Central McDougall neighborhood
- Family owned business and a staple in the Edmonton photography scene for over 70 years

DEMOGRAPHICS



POPULATION

1km 16,516 3km 95,046 5km 210,287



HOUSEHOLDS

1km 8,954 3km 50,615 5km 101,378



AVERAGE INCOME

1km 3km 5km \$75,872 \$91,638 \$104,092



VEHICLES PER DAY

20,900 VPD on 107 Avenue NW 29,500 VPD on 109 Street NW



PROPERTY DETAILS

MUNICIPAL ADDRESS 10805 107 Avenue, Edmonton, AB

LEGAL DESCRIPTIONPlan B4, Block 8, Lots 199 & 200

ZONINGLow Intensity Business Zone (CB-1)

NEIGHBOURHOOD Central McDougall

BUILDING SIZE 8,180 SF

SITE SIZE 15,000 SF

SITE COVERAGE 55%

YEAR BUILT 1965

CEILING HEIGHT 9' (Office), 16' (Warehouse)

PARKING 12 Customer Stalls, 10 Staff

HEATING/COOLINGForced Air Furnaces
2 Air Conditioners

SALE PRICE \$2,400,000.00

LEASE RATE \$18.00 per SF

TAXES \$24,152.25

OPERATING COSTS TBD







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