

FOR SALE/LEASE

HIGH EXPOSURE OFFICE CLINIC/RETAIL PROPERTY

7525 99 Street NW,
Edmonton, AB



PURCHASE, LEASE OR SALE-LEASE BACK OPPORTUNITIES

PROPERTY HIGHLIGHTS

- Located in Ritchie Neighbourhood.
- Proximity to surrounding residences, and prominent retail corridor Whyte Avenue.
- Constructed in 2014 with newly completed interior finishings.
- Concrete parking at south of building and available street parking.
- Two floors of $\pm 1,641$ SF each.
- Separate stairwell/access door to fully developed second floor.
- High exposure property, 99th Street exhibits $\pm 28,400$ Vehicles Per Day.
- Flexible opportunities to Purchase, Tenant or Purchase with holding income structuring a sale leaseback.
- Sale Price: \$1,300,000.00.
- Lease Rate: Market.

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

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

PROPERTY DETAILS

Municipal Address: 7525 99 Street NW,
Edmonton, AB

Legal Description: Lot 2, Block 1, Plan 2239X

Zoning: CNC-Neighbourhood
Convenience Commercial
Zone

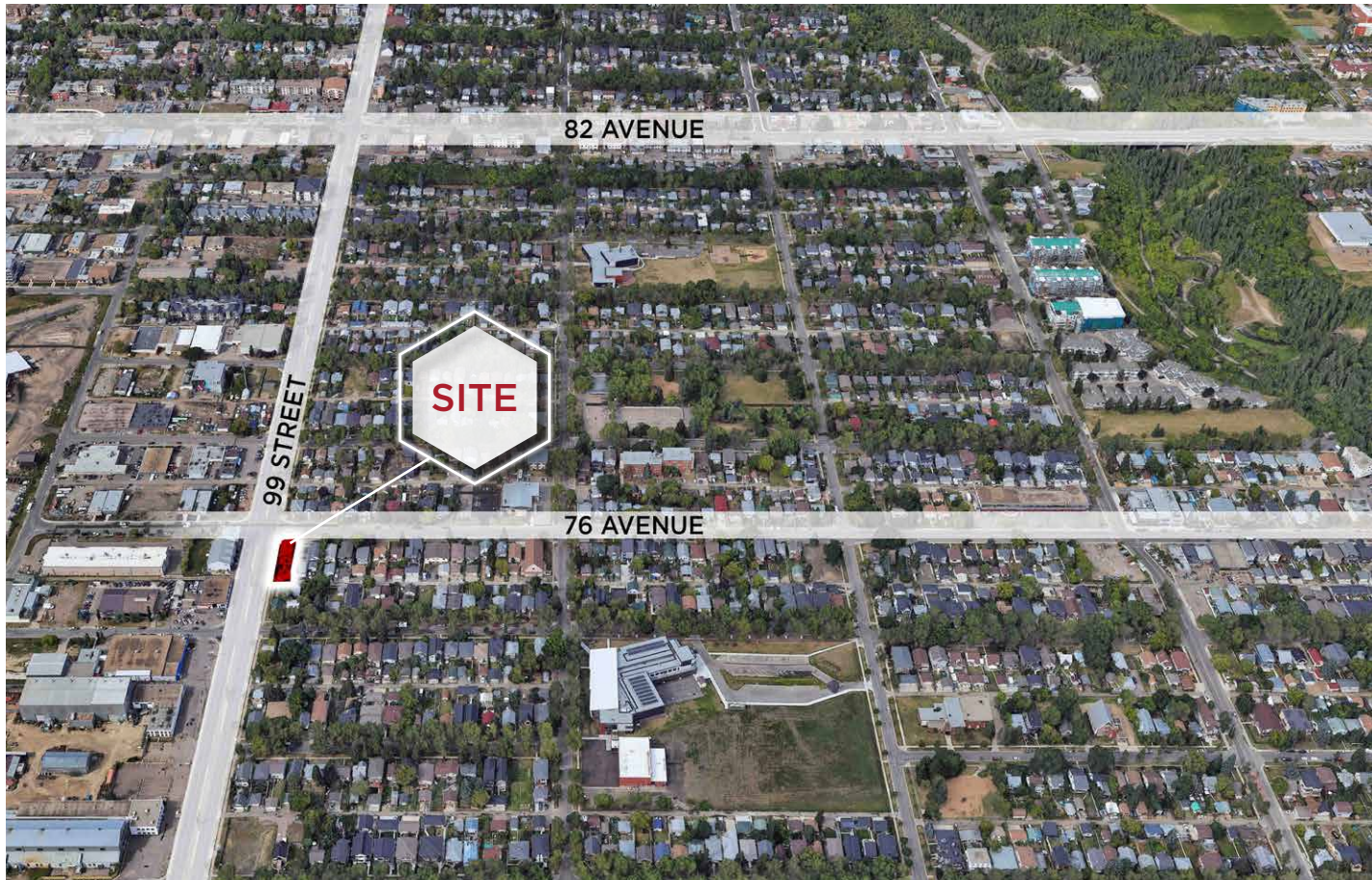
Neighbourhood: Ritchie

Building Size: ±3,282 SF

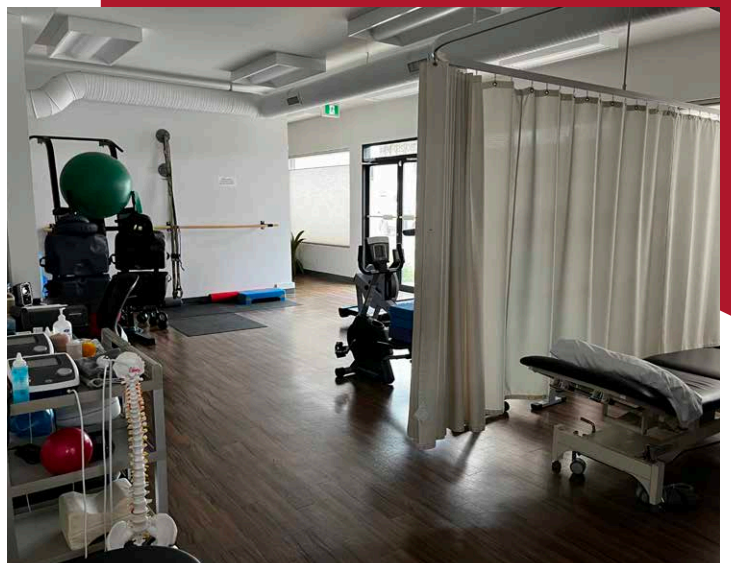
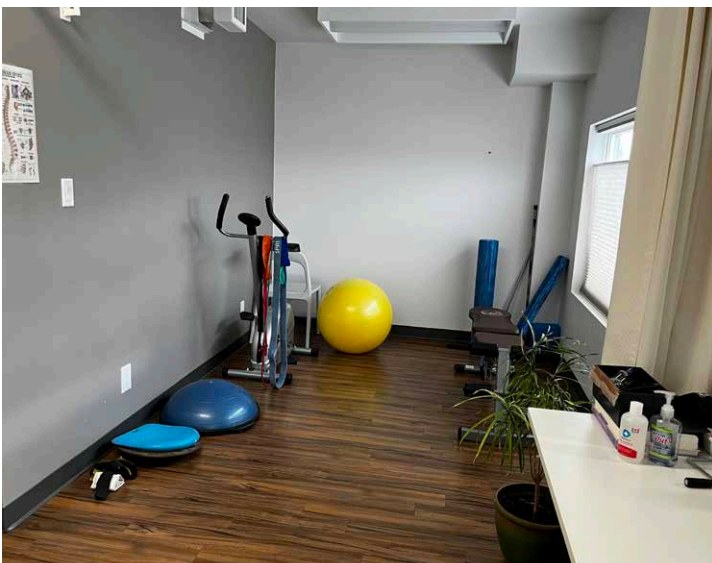
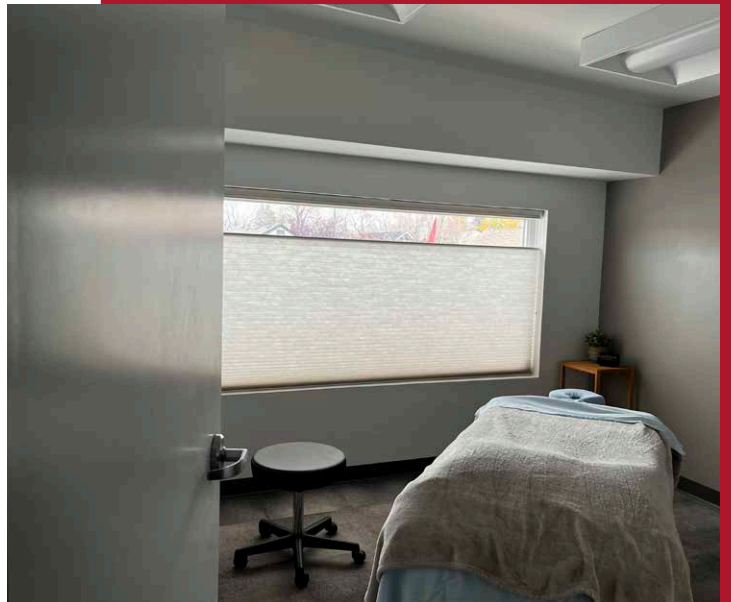
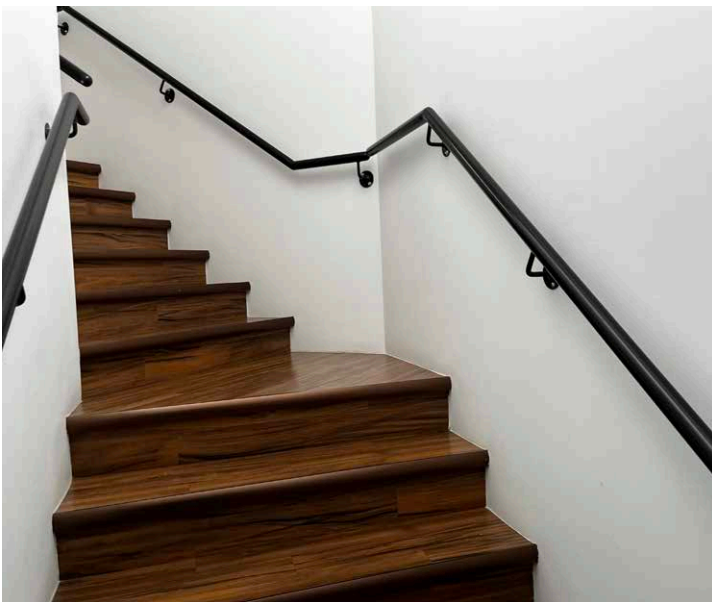
Built: 2014

Lot Area: ±4,260 SF

AERIAL



PROPERTY PHOTOS





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