

# FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY

WELL ESTABLISHED INCOME IN PLACE

PRICE REDUCED

**CUSHMAN & WAKEFIELD**  
Edmonton



## AVENUE PROFESSIONAL CENTRE

10735 - 107 Avenue, Edmonton, AB

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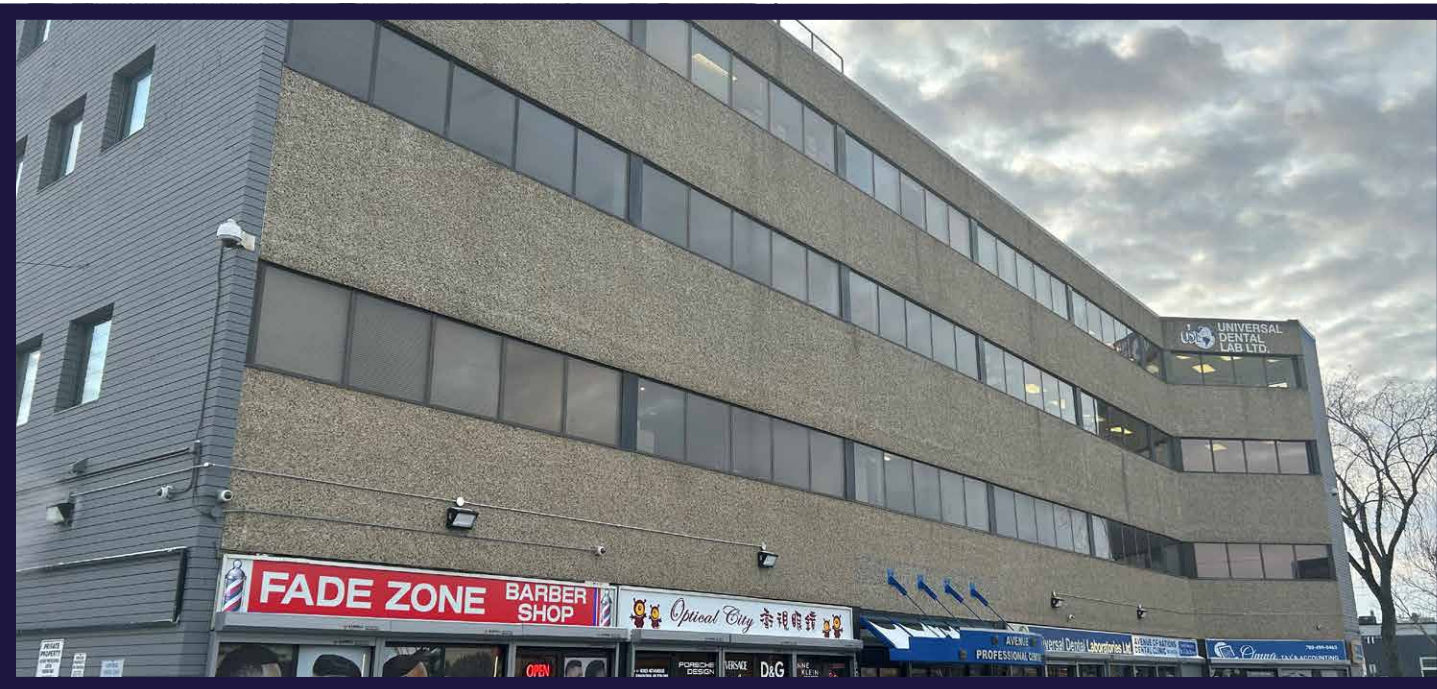
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**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# OVERVIEW



## PROPERTY HIGHLIGHTS

**Municipal Address:** 10735 - 107 Avenue,  
Edmonton, AB

**Legal Description:** Lots 175-178, Blk 7, Plan B;  
excepting thereout all mines  
and minerals

**Zoning:** Mixed Use (MU)

**Neighbourhood:** Central McDougall

**Building Size:** 21,566 SF - including basement

**Built:** 1979

**Number of Storeys:** 5 levels including basement

**Site Size:** 30,000 SF

**Asking Price:** ~~\$4,200,000~~ \$3,850,000

**Parking:** 3.15 / 1,000 SF  
Ample surface parking with  
66 stalls

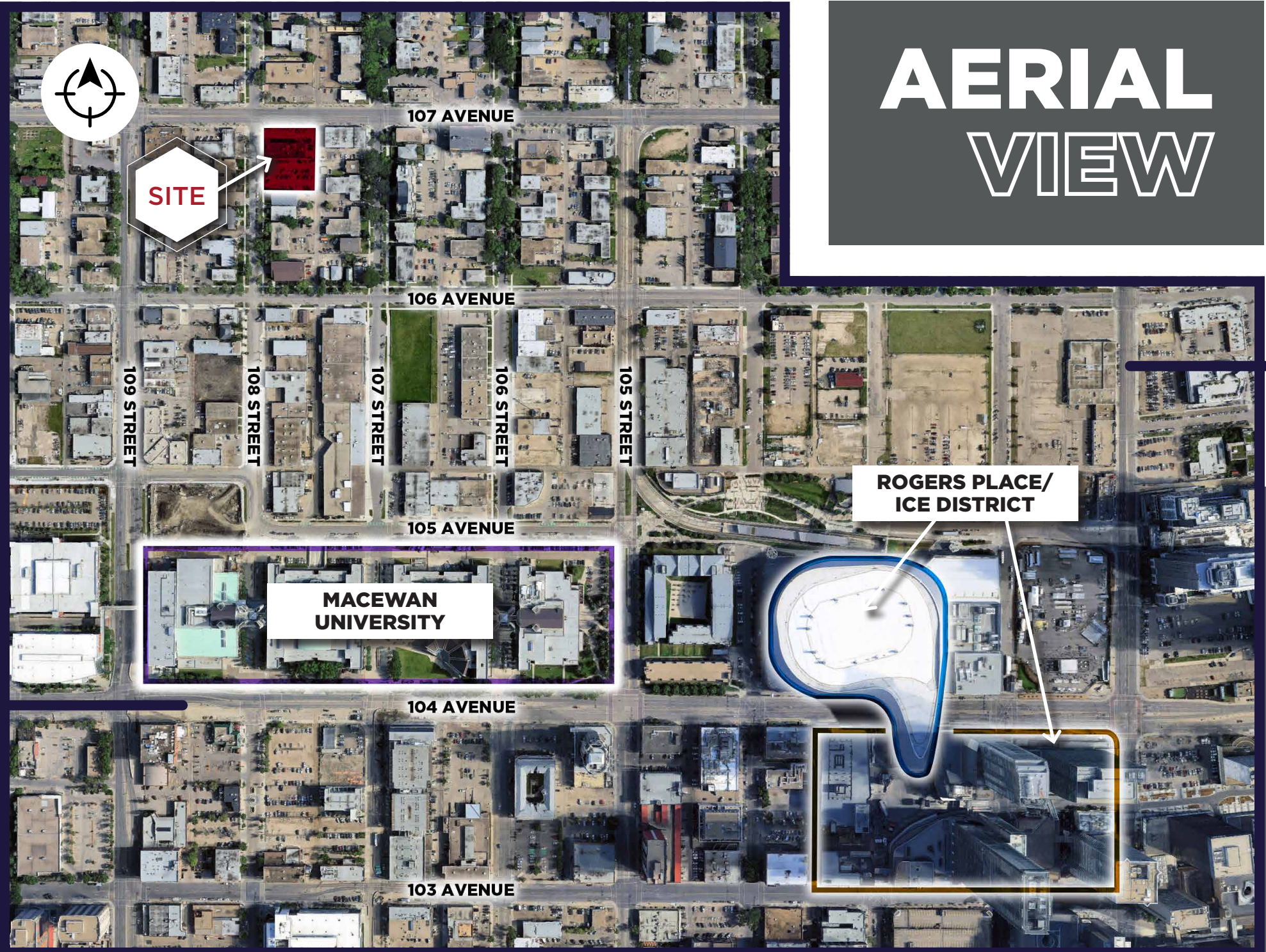
**Property Taxes:** **\$75,425.44** for 10739 - 107  
Avenue building and attached  
parking lot (Plan B4, Block 7, Lots  
176-178)  
**\$5,025.78** for 10645 - 108 Street  
parking lot (Plan B4, Block 7, Lot  
175)

**Cap Rate:** 9.5% unadjusted cap rate.  
Contact listing team for  
further information

## PROPERTY DETAILS

- Located in the Central McDougall area, this freestanding, five storey building has prime exposure along 107 Avenue with 24,295 VPD and is minutes from the downtown core
- Building is 100% occupied delivering strong, stable income
- As the 107 Avenue Revitalization Project progresses, Edmonton's newest green space, 107 Avenue Park
- Ample surface parking for staff and visitors from two separate parking lots
- Walking distance to MacEwan University, Rogers Place & Ice District
- Local amenities include restaurants, retail stores and professional offices
- Easy access to public transit
- Potential for residential development on the Southern parking lot

# AERIAL VIEW



**107 AVENUE**

**108 STREET**

**SITE**

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