

FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY

WELL ESTABLISHED INCOME IN PLACE

CUSHMAN & WAKEFIELD
Edmonton



AVENUE PROFESSIONAL CENTRE

10735 - 107 Avenue, Edmonton, AB

Shane Asbell
Partner

780.917.8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner

780.702.9477
scott.vreeland@cwedm.com

Jacob Dykstra
Senior Associate

780.702.5825
jacob.dykstra@cwedm.com

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

OVERVIEW



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, will be just two blocks away and is set for completion by summer 2025
- 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.

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: 20,959 SF - including basement

Built: 1979

Building Area: 20,959 SF

Number of Storeys: 5 levels including basement

Site Size: 30,000 SF

Asking Price: \$4,200,000

Parking: 3.77 / 1,000 SF
Ample surface parking with 77 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)

NOI: \$280,013.10 - for further details, please contact broker

AERIAL VIEW





107 AVENUE

108 STREET

SITE