



— FOR SALE —

109 GARNEAU PROFESSIONAL BUILDING

8402 - 109 Street NW, Edmonton, AB

TWO STOREY RETAIL/OFFICE IN GARNEAU

**PRICE: CONTACT
LISTING AGENT**

**FULLY OCCUPIED /
STRONG COVENANTS**

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INVESTMENT HIGHLIGHTS

- High traffic exposure on 109 Street NW, near University of Alberta
- Major upgrades to building including interior renovations in 2017
- Anchored by Firehouse Subs, Dominos Pizza and Litco Law
- Long Term Triple Net Leases with rent escalations.
- Net Annual Income: (\$525,920)



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
14,379	81,977	195,180



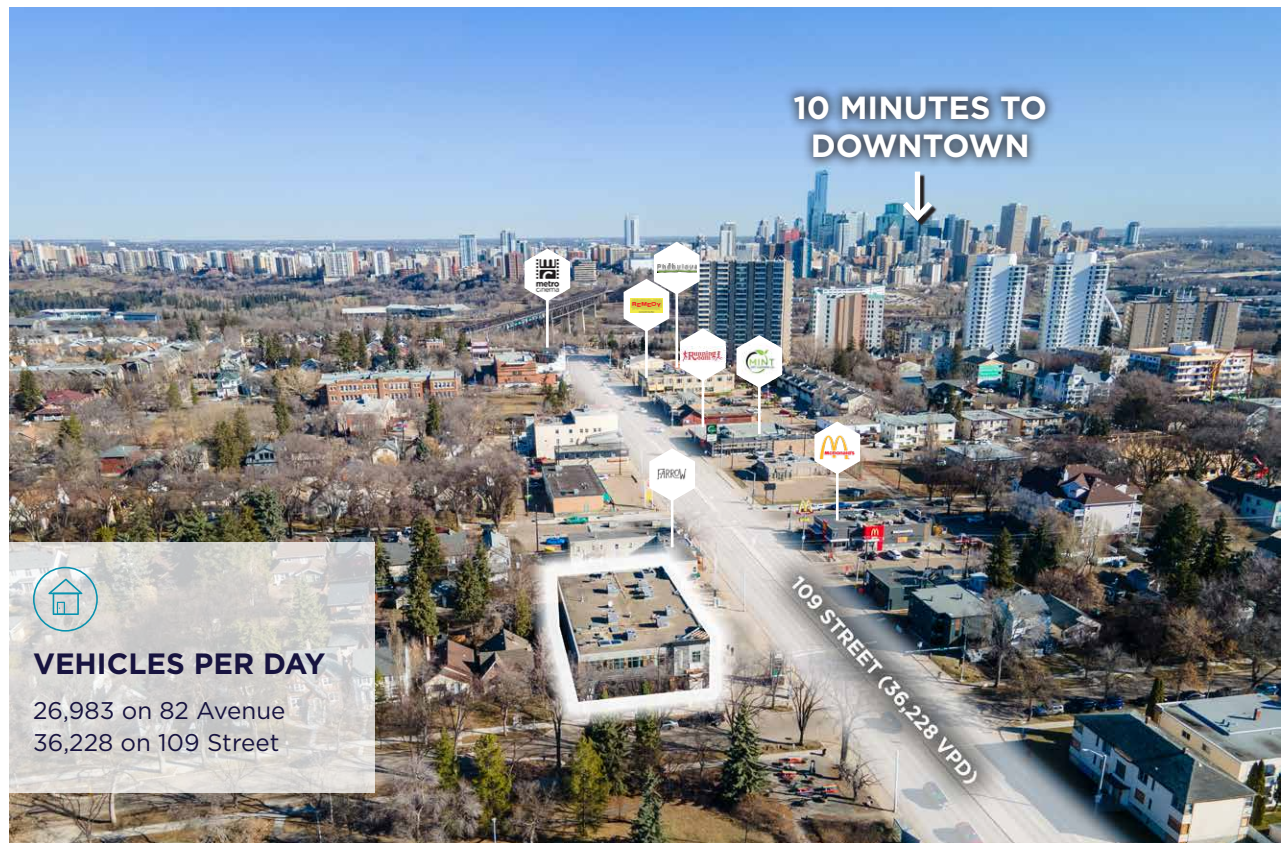
HOUSEHOLD

1KM	3KM	5KM
7,799	43,719	94,563



AVERAGE INCOME

1KM	3KM	5KM
\$87,056	\$112,290	\$116,539



VEHICLES PER DAY

26,983 on 82 Avenue
36,228 on 109 Street



PROPERTY DETAILS

Municipal Address:

8404 - 109 Street NW,
Edmonton, AB

Legal Description:

Plan 782AT, Block 145, Lots E-H.

Zoning:

Mixed Use (MU)

Neighbourhood:

Garneau

Building Size:

+/- 15,627 SF

Built:

1987 (total renovation 2017)

Parking Area:

10 surface and 33 underground stalls

Lot Area:

Rectangular

Size:

14,850 SF

Utilities:

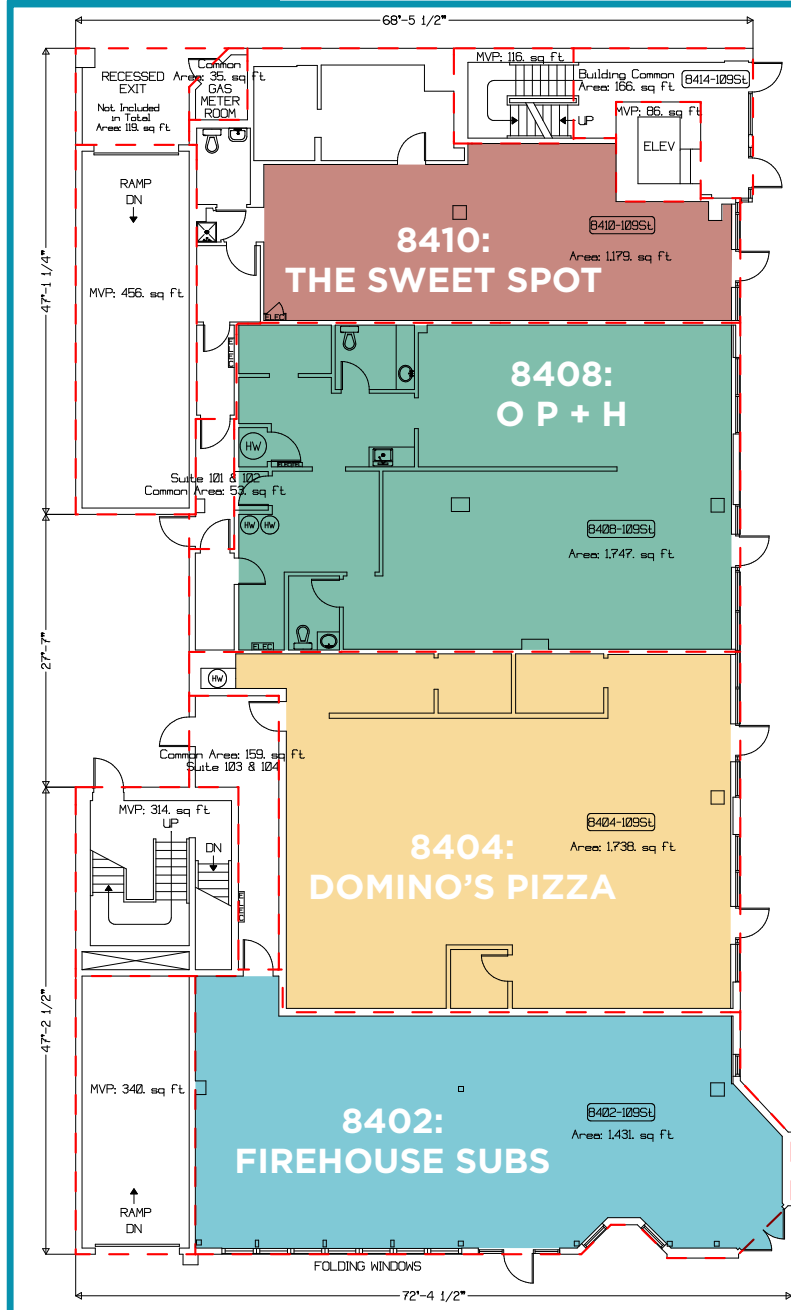
Full municipal services

Positive Characteristics:

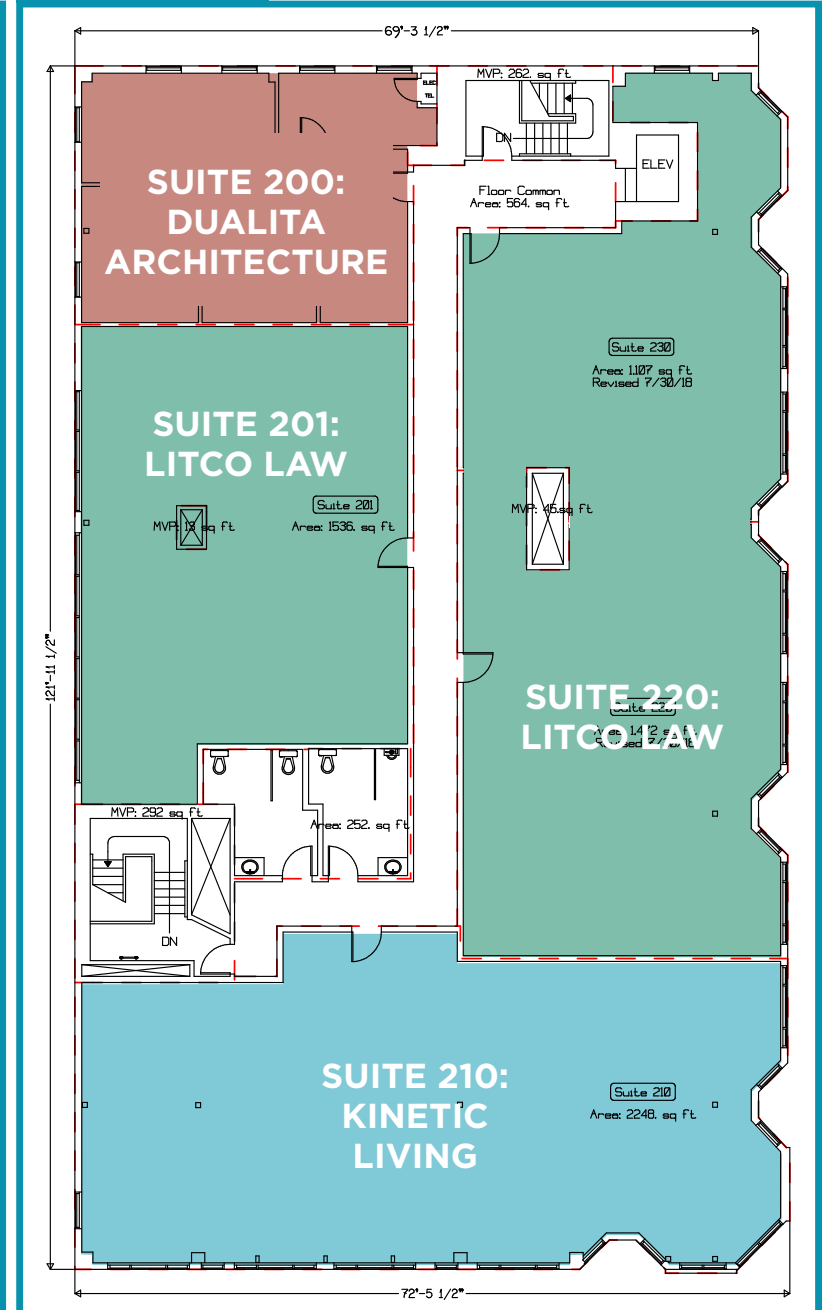
Consistent tenant demand for retail space near the University of Alberta and Whyte Avenue. High visibility and traffic exposure along 109th Street.

FLOOR PLANS

MAIN FLOOR



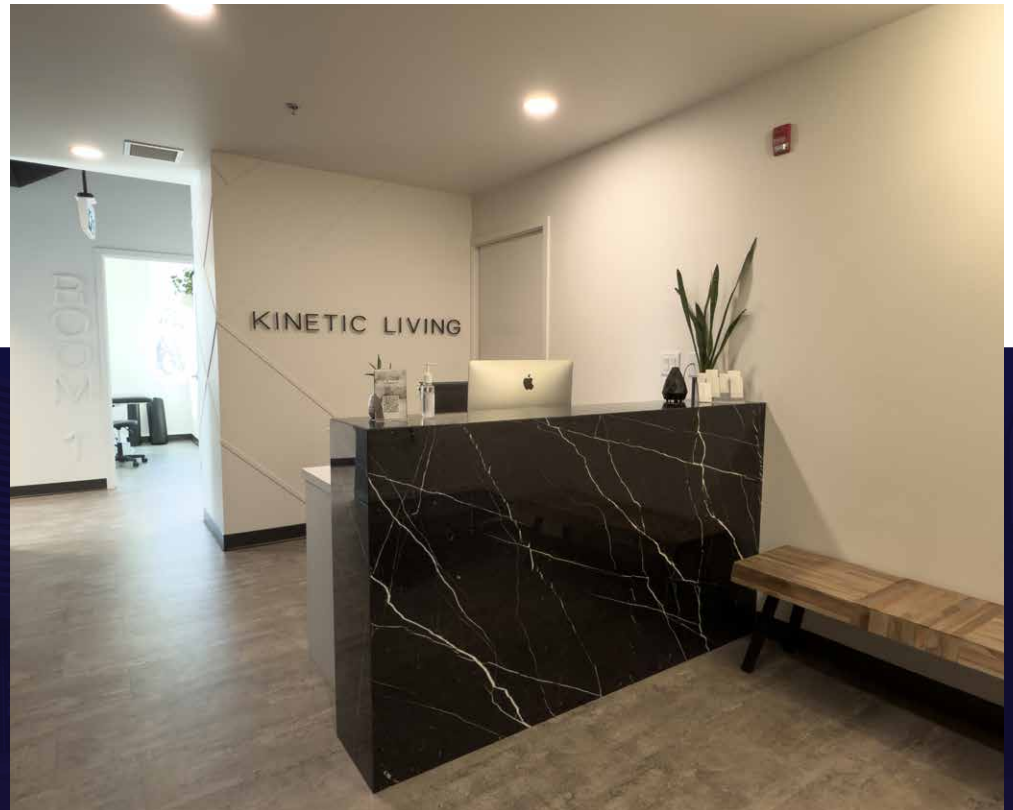
2ND FLOOR



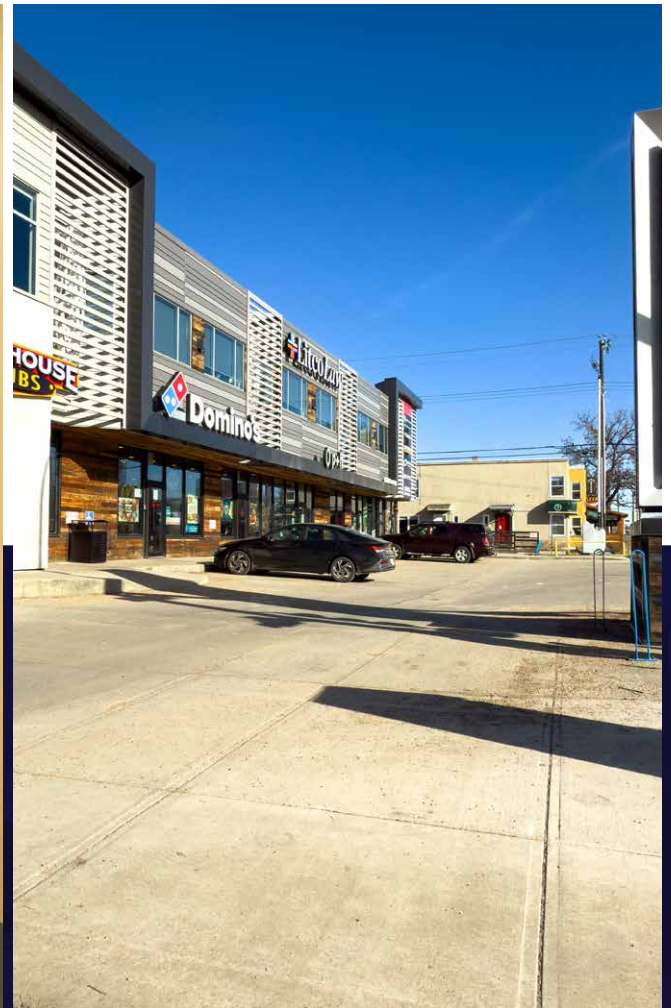
RETAIL PHOTOS



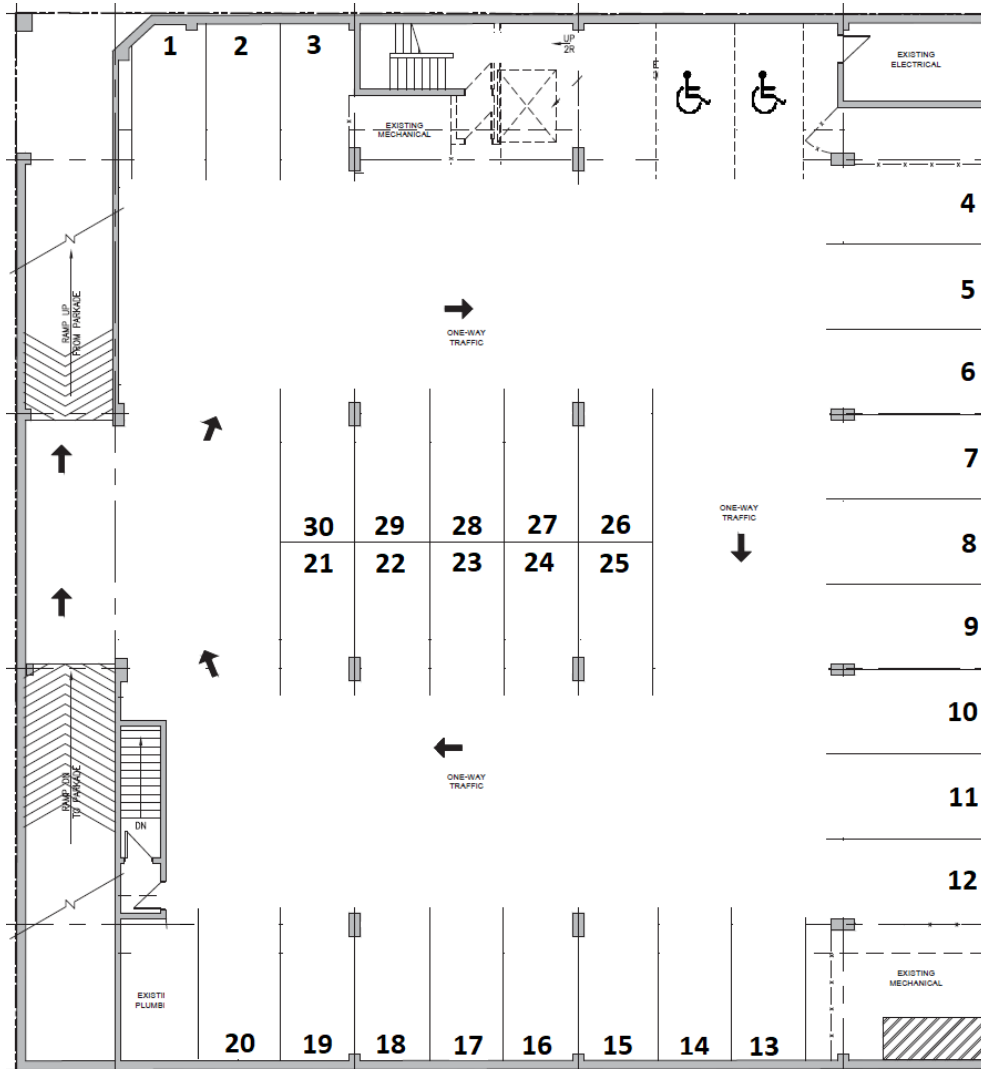
OFFICE PHOTOS



EXTERIOR AND COMMON AREA PHOTOS



UNDERGROUND PARKING LAYOUT



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