



Milarm Building

10769 - 99 STREET NW,
EDMONTON, AB

IMMEDIATE
OCCUPANCY

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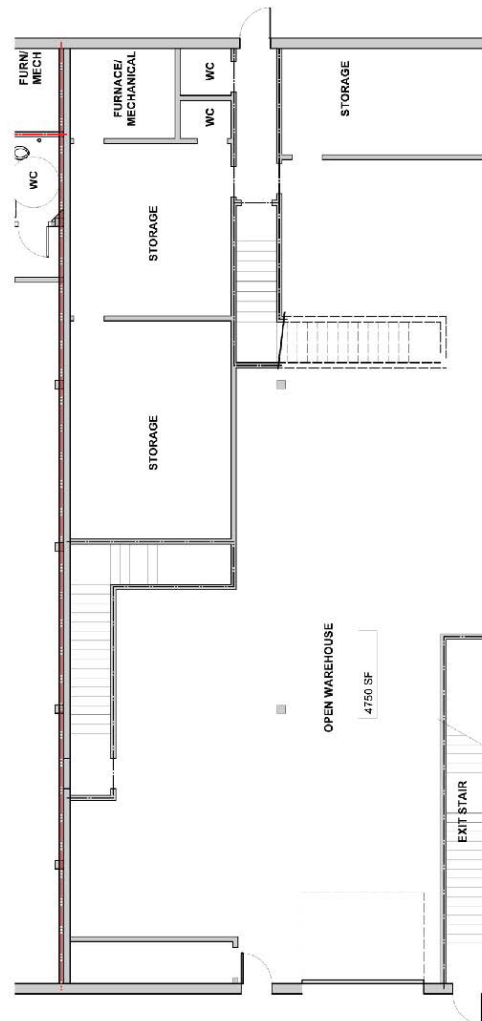
Property Highlights

10769 - 99 STREET NW, EDMONTON, AB

MAIN FLOOR

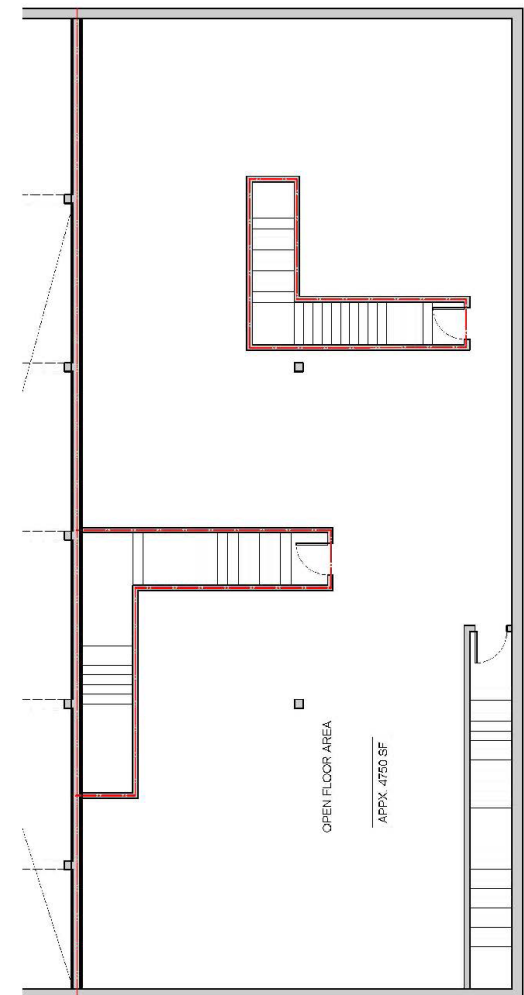
4,750 SF

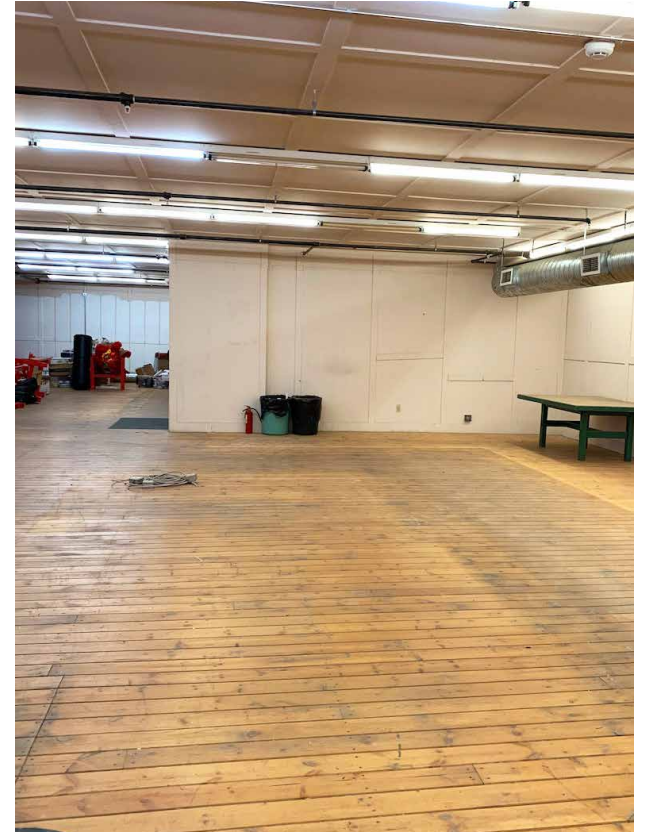
- Central Warehouse, Retail & Office
- Main Floor: Functional warehouse / shop space.
- Second Floor: Open storage or flexible workspace.
- Loading: 10' front overhead door + loading zone.
- Power: Heavy-duty 3-phase, 400 Amp service.
- Parking: Ample free street parking.
- CB2 Zoning Uses
- Indoor Retail Sales, Services & Custom Manufacturing.
- Vehicle Support, Indoor Storage & Special Events.
- Location & Access
- Routes: Fast access to 101 St, 107 Ave & 111 Ave.
- Commute: Direct, rapid access to Downtown.
- Lease Details
- Gross Rent: \$3,800/mo (Main Floor)
- 2nd Floor: Fully Negotiable
- Utilities: Split 50/50 with adjacent neighbor.



SECOND FLOOR

4,750 SF





Property Details

Municipal Address: 10769 - 99 Street NW,
Edmonton, AB

Legal Description: Plan: 6556ET Lots:B&C

Zoning: CB2 - Business Zoning

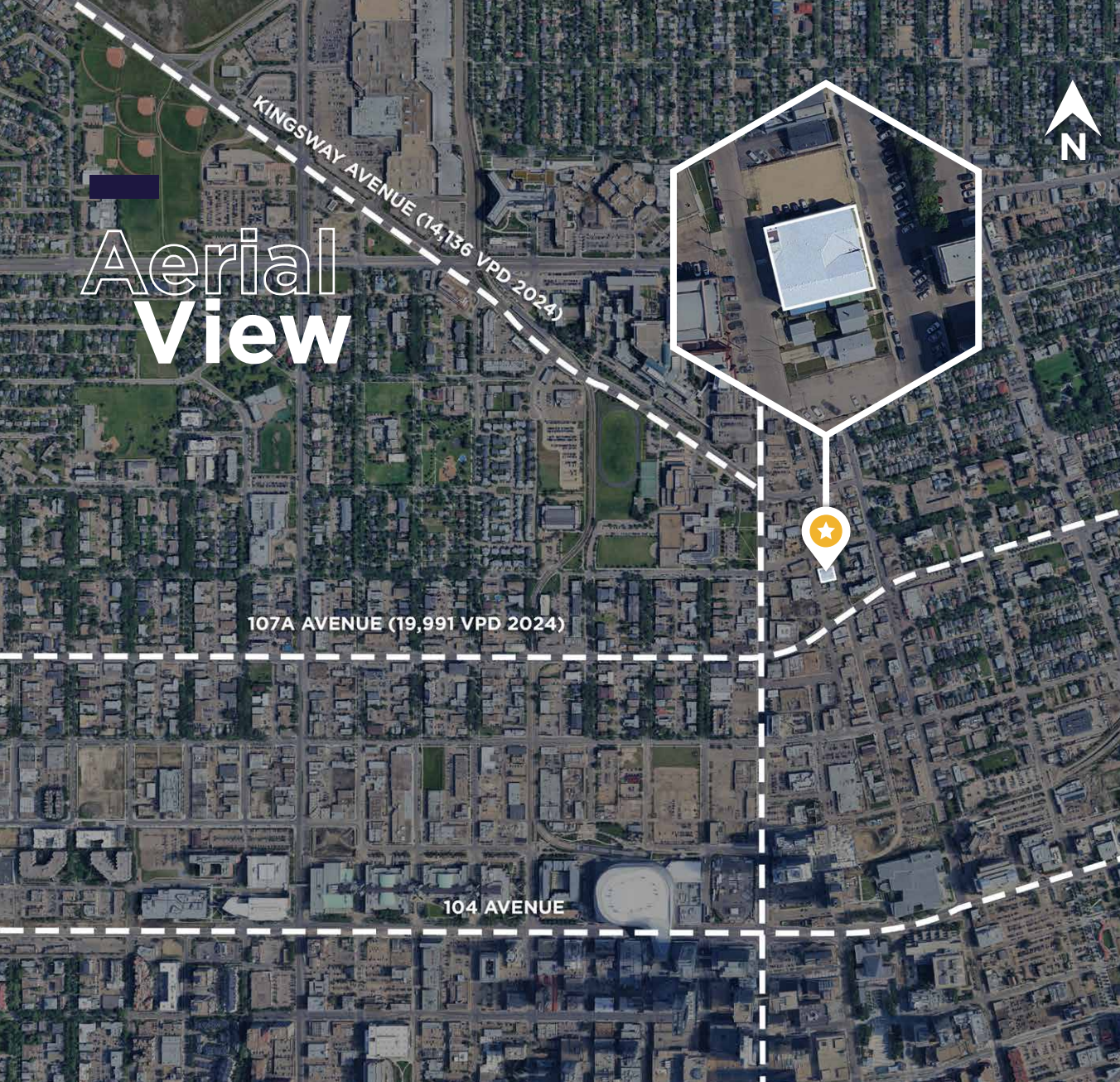
Neighbourhood: McCauley

Bay Size: Main floor: 4,750 SF
Second floor: 4,750 SF

Utilities: 3 Phase - 400
Amp Power



Aerial View



Demo graphics

10,927
POPULATION
Within 1 KM



100,497
POPULATION
Within 3 KM

224,942
POPULATION
Within 5 KM

\$69,935
AVG. INCOME
Within 1 KM



\$91,663
AVG. INCOME
Within 3 KM

\$ 102,998
AVG. INCOME
Within 5 KM

5,468
HOUSEHOLDS
Within 1 KM



53,948
HOUSEHOLDS
Within 3 KM

109,380
HOUSEHOLDS
Within 5 KM

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