

9925 109 STREET I EDMONTON I AB



9925 BUILDING

PROMINENT BUILDING ON 109 STREET



HIGHLIGHTS

• ±1,500 SF AVAILABLE FOR LEASE WITH OPTION TO DEMISE

- High exposure location on 109 Street, which sees over 34,800 vehicles per day
- Unique opportunity for south facing unit with potential patio space
- Join Pampa Brazilian Steakhouse, The Common, District Café and other exciting businesses in the area

GABRIEL LORIEAU Associate 780.540.5324 gabriel.lorieau@omada-cre.com

OMADA COMMERCIAL 1400 Phipps-McKinnon Building 10020 101A Ave, Edmonton AB T5J 3G2 780.540.5320 I omada-cre.com



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FEATURES

- Vacancy: ±1,500 SF
- Available: Immediately
- Municipal: 9925 109 Street, Edmonton, AB
- Legal: Lot 21 & 22, Block 8, Plan NB
- Zoning: <u>Commercial Mixed Use Zone (CMU)</u>
- Basic Rent: Negotiable
- Op Costs: \$15.40 PSF (2021 est.) Incl. water & electricity
- Parking: 1 stall per 1,000 SF
 Underground parking available

ACROSS OF THE SOUTH FACING UNIT **HIGH EXPOSURE LEGISLATURE GROUNDS** BIKE STOP STORAGE LOADING DOOR MAIN MEN'S W/R F-SINGLE STALL SHOWER RM OMEN'S W/R Ð ┍╌ JU **100 AVENUE** ELECT. **99 AVENUE** TOILET MEN'S W/R LEASED pampa STAR NLC. - [] - \square SECURIT DESK . ____ 1,500 SF BUILDING LOBBY AVAILABLE 109 STREET (34,800 VPD)



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OPPORTUNITY

9925 BUILDING IS PROMINENTLY LOCATED ON 109 STREET, WHICH SEES OVER 34,800 VEHICLES PER DAY AND ACTS AS A MAJOR COMMUTER ROUTE FOR DOWNTOWN EDMONTON. The location offers excellent exposure on the corner of 109 Street and 99 Avenue, just across from the legislative grounds.

The building features a great opportunity to benefit from the strong customer base in the area including a daytime population of over 150,000 people working within a 2 km radius, increasing residential density, as well as twelve stories of offices in the floors above.





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DEMOGRAPHICS



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60,675 residents



- 11.3% GROWTH (2014-2019)
- 18.1% projected growth (2019-2024)
- Average household income of \$85,346
- 25.3% of households earn \$60,000 to \$100,000
- 26.0% OF HOUSEHOLDS EARN MORE THAN \$100,000

• 0-19 yrs = 8.0%

- 20-39 YRS = 53.5%
- 40-59 yrs = 20.8%
- 60+ yrs = 17.7%

- 34,800 VPD ON 109 STREET
- 26,100 VPD ON JASPER AVENUE

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