

8909 99 STREET | EDMONTON | AB

# RETAIL FOR LEASE



## HIGH-PROFILE CHARACTER BUILDING

- Standalone building with many character/industrial warehouse style elements such as brick façade, and high wood ceilings
- High exposure to 99 Street, a major south Edmonton commuter corridor
- Ample parking, and located within a walkable neighbourhood
- Serve the desirable, mature communities such as Old Strathcona, Mill Creek, Ritchie and Hazeldean

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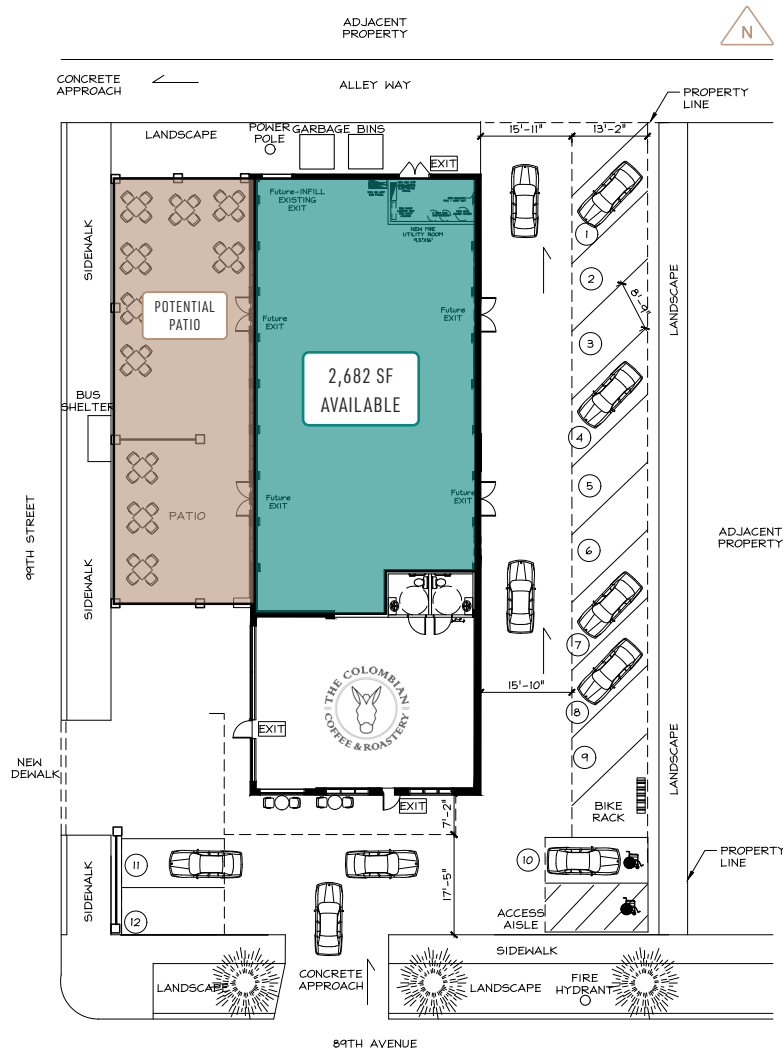
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# PROPERTY FEATURES

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|           |   |
|-----------|---|
| Vacancy   | 2,682 SF  |
| Available | Immediately   |
| Municipal | 8909 99 Street  |
| Legal     | Lot 1-2; Block 121; Plan I17                                    |
| Zoning    | <a href="#">Neighbourhood Convenience Commercial Zone (CNC)</a> |

|                 |                           |
|-----------------|---------------------------|
| Basic Rent      | Negotiable                |
| Additional Rent | \$10.00 (2023 est.)       |
| Utilities       | Separately metered        |
| Parking         | Scramble, surface parking |



✓ | HUGE PATIO OPPORTUNITY

✓ | LANDMARK BUILDING

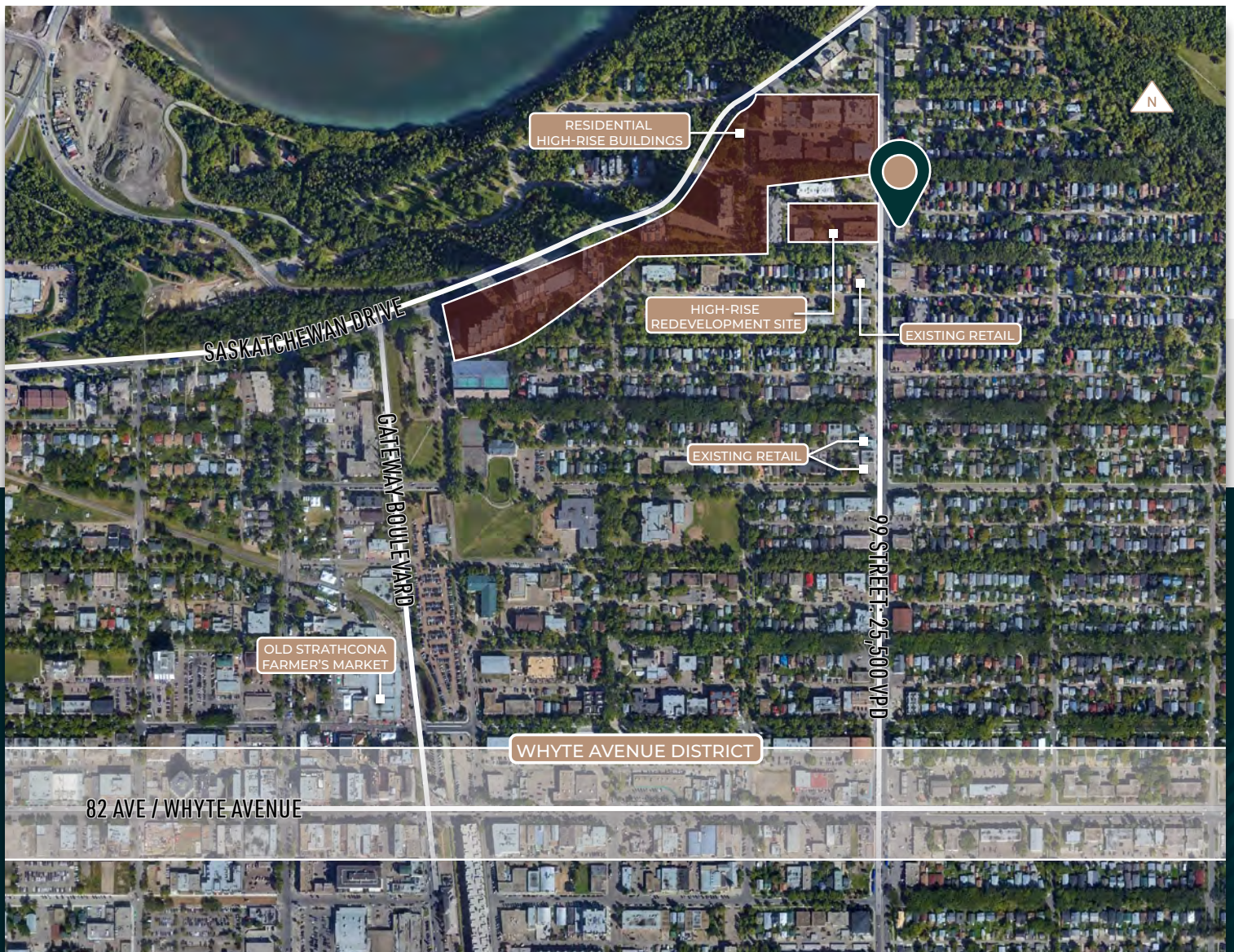
✓ | MATURE COMMUNITY



# CHARACTER/INDUSTRIAL WAREHOUSE STYLE OPPORTUNITY

JOIN THE COLOMBIAN COFFEE SHOP!

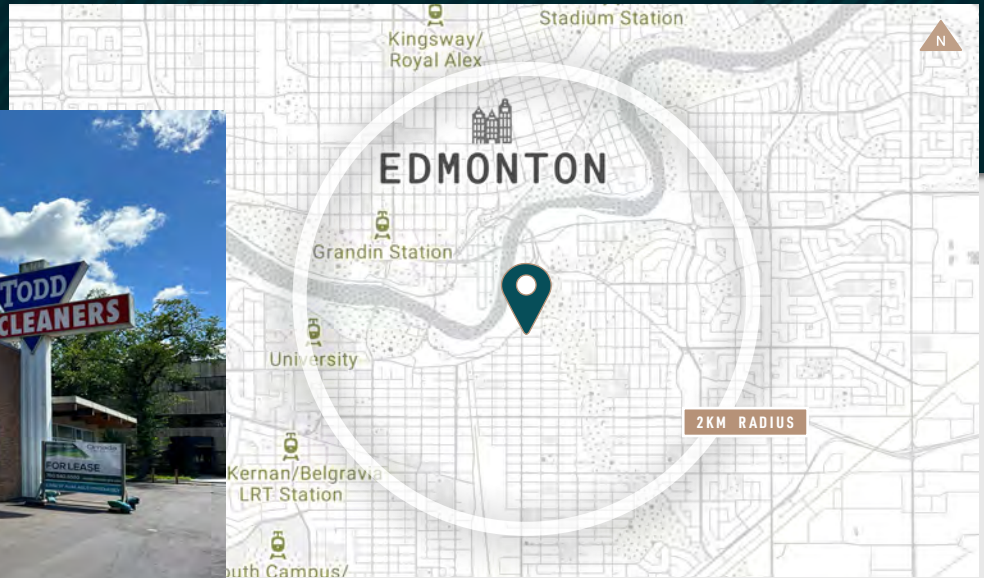
This industrial warehouse-style, standalone retail building is located in the heart of some of Edmonton's most desirable communities. Easily accessible by car, bike, public transit or by foot. Landlord is investing into new glazing, doors, mechanical and electrical systems.





# IDEALLY SITUATED

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+ 26,000 VPD ON 99 STREET

## [ POPULATION ]

40,501 residents

55,176 daytime population

8% growth (2016-2022)

16.2% projected growth (2022-2027)

## [ AGE ]

0-19 yrs = 10.6%

20-39 yrs = 48.3%

40-59 yrs = 21.7%

60+ yrs = 19.4%

## [ TRAFFIC ]

26,000 VPD on 99 Street

## [ INCOME ]

Average household income of \$ 103,401

24.6% of households earn \$60,000 to \$100,000

34.4% of households earn more than \$100,000

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