

FOR SALE OR LEASE

VIBE PROFESSIONAL CENTRE

NAI Commercial

FURTHER REDUCED  
NOW ~~\$569,000~~ \$515,000



**PURCHASER INCENTIVE**

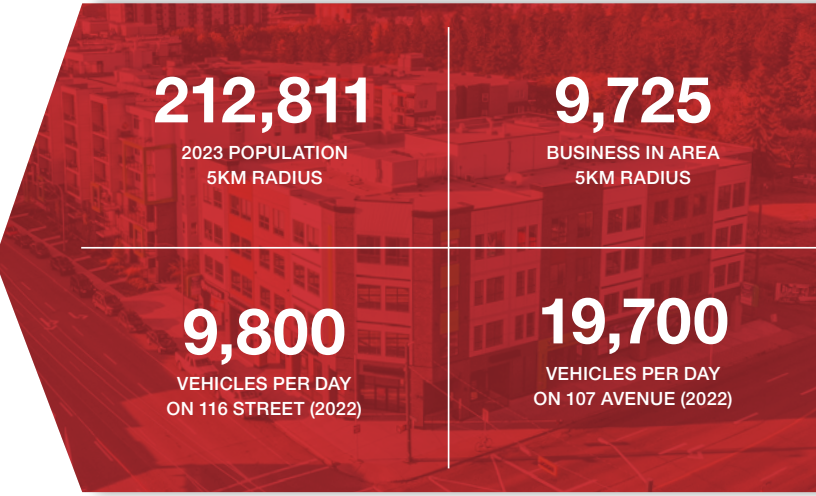
For any purchase deal by Sept 30, 2024,  
the seller is offering:

**NO CONDO FEES for 6 months**

301, 11611 - 107 AVENUE | EDMONTON, AB | THIRD FLOOR CORNER UNIT

PROPERTY DESCRIPTION

- Newly developed commercial building ideal for professional or medical users
- Tilted secure underground parking stalls included with visitor parking available
- Location is close to downtown Edmonton and 124 Street corridor
- Variety of amenities in nearby area



**DREW JOSLIN**  
Associate  
780 540 9100  
djoslin@naiedmonton.com

**RYAN BROWN**  
Partner  
780 964 8624  
rbrown@naiedmonton.com

**CHAD GRIFFITHS**  
Partner  
780 436 7414  
cgriffiths@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

**ADDITIONAL INFORMATION**

SIZE AVAILABLE	1,984 sq.ft.±
LEGAL DESCRIPTION	Unit 105, Plan 2120775
ZONING	DC1
YEAR BUILT	2017
POWER	120/208 volt, 225 amp, 3 phase, 4 wire
LIGHTING	LED lighting
PARKING	Includes 4 titled parking stalls
AVAILABLE	Immediately
CONDO FEES	\$2,782.71 per month (2023)
SALE PRICE	\$650,000 <b>FURTHER REDUCED \$569,000 NOW \$515,000</b>
PROPERTY TAXES	\$16,201.18 (2023)
LEASE RATE	\$18.00/sq.ft./annum net
TENANT IMPROVEMENT ALLOWANCE	Negotiable

