



# GARNEAU PROFESSIONAL CENTRE

OFFICE/MEDICAL UNITS AVAILABLE FOR SALE

11044 - 82 AVENUE, EDMONTON, AB



SIGNAGE OPPORTUNITIES  
FACING WHYTE AVENUE

UNIQUE WINDOW FEATURES PROVIDE  
ENHANCED NATURAL LIGHT

BRAND NEW  
COMMON AREA  
UPGRADES

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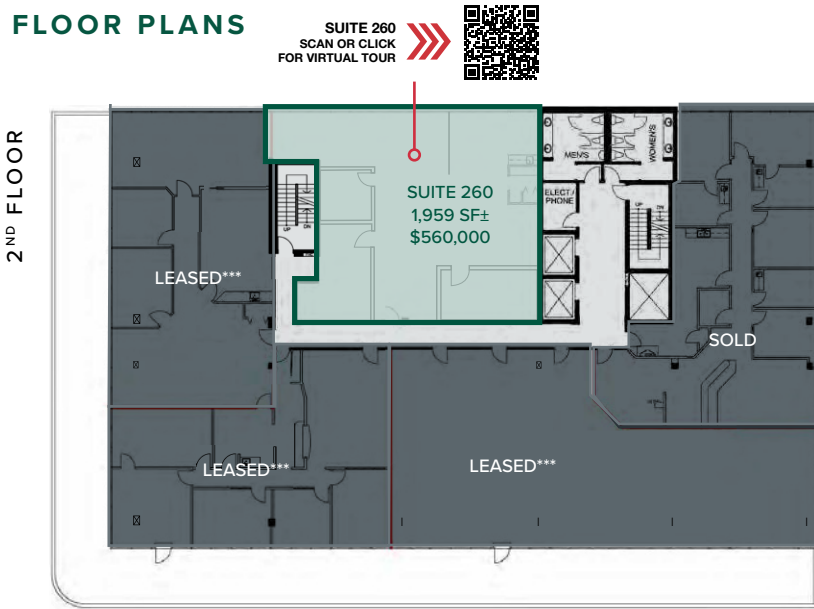
## PROPERTY HIGHLIGHTS

-  Unique opportunity for office and healthcare groups to own property in the University area with a Whyte Avenue address
-  Centre for Edmonton's health, wellness, technology, and education professionals
-  High-quality office building located within walking distance of University of Alberta, hospitals, research facilities, LRT line, and many amenities on Whyte Avenue

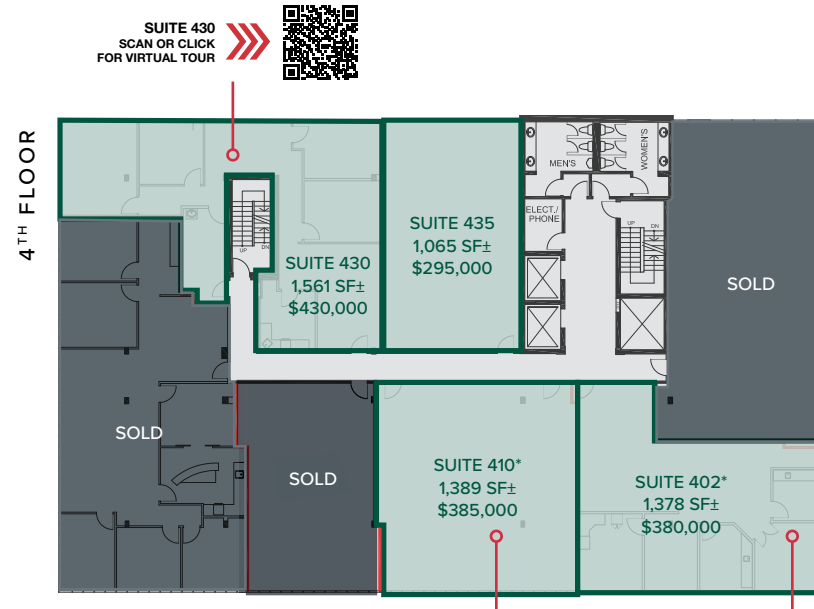
-  Flexible floorplates with units ranging from 800 to 8,000 sq.ft.±
-  Offers a variety of size options and buildouts for owner-user groups
-  Situated within Alberta's largest healthcare cluster



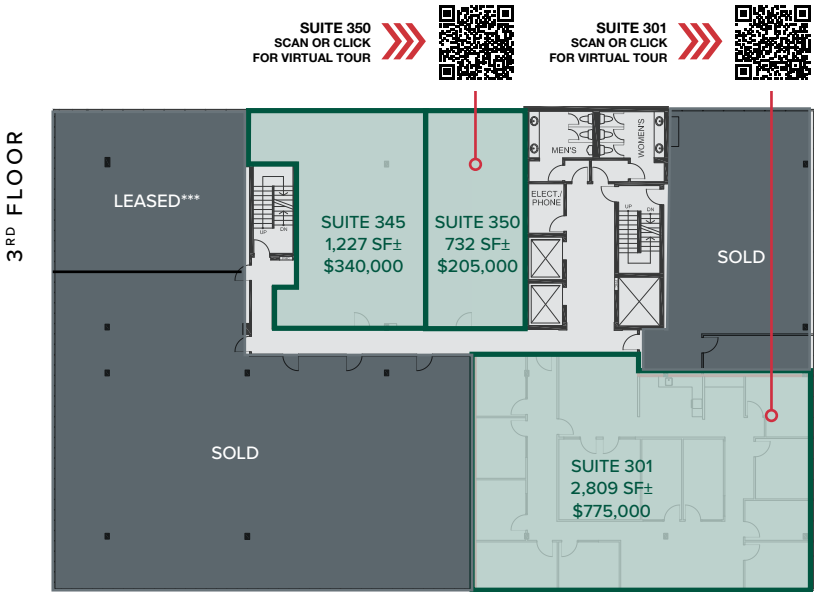
FLOOR PLANS



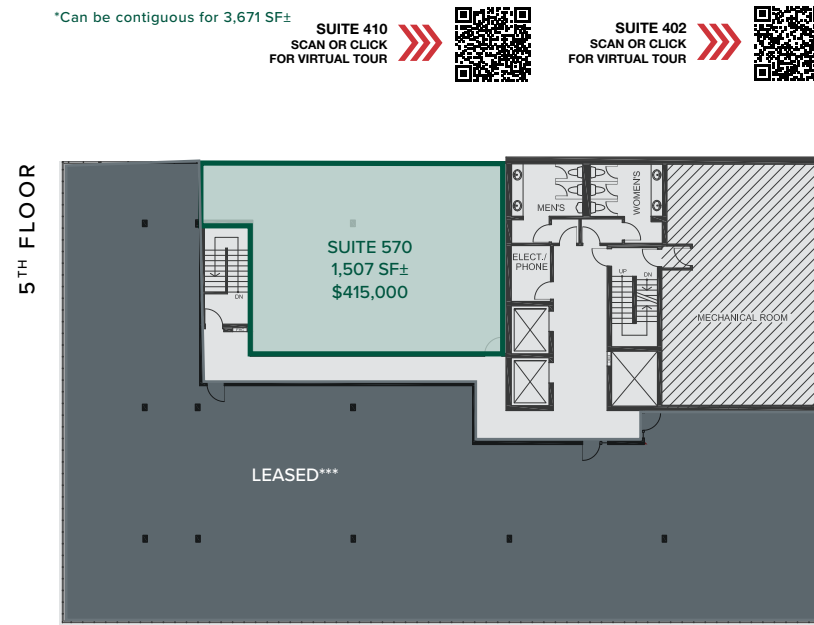
\*Unit is available for Sale with Tenant in place, inquire with Listing Agent for additional details.



\*Can be contiguous for 3,671 SF±



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Condo Fees:  
\$11.40 / SF (2025)  
Includes Power,  
Water & Gas

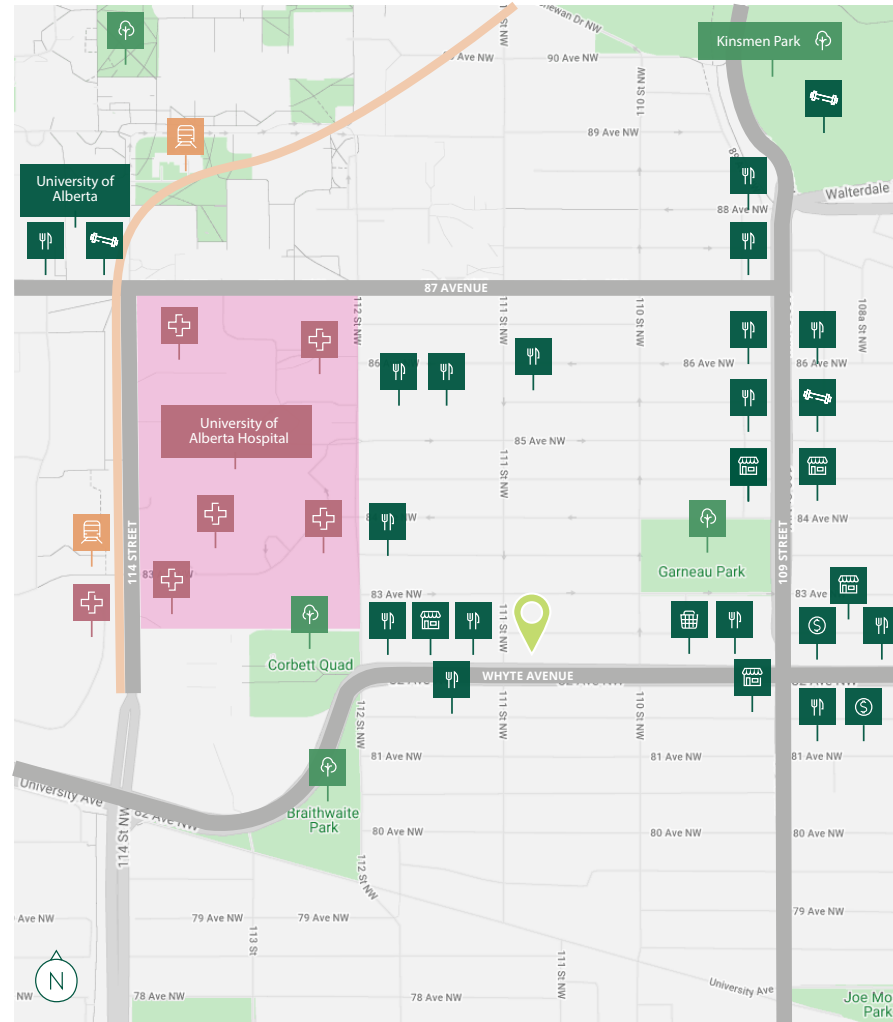
Property Tax  
\$8.25 / SF  
(2024 estimate)



Parking Ratio:  
2.5/1,000 SF  
(Additional Visitor  
Parking Available)



**NEARBY AMENITIES**



- Garneau Professional
  - Medical services
  - Groceries
  - Shopping/Retail
  - Food services
  - Fitness Centre
  - Banking services
  - LRT Station
  - Parks/green spaces
- Major arterial  
 LRT Line

**DEMOGRAPHICS**

**21,178 VPD**  
WHYTE AVENUE WEST OF 110 ST

**78,976**  
DAYTIME POPULATION

**2.7%**  
ANNUAL GROWTH 2023 - 2028

**\$100,904**  
AVERAGE HOUSEHOLD INCOME

**79,343** **3,450**  
EMPLOYEES BUSINESSES

**\$3.15 B**  
TOTAL CONSUMER SPENDING

2024 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS



**Underground parkade**



**Two large elevators**



**Brand new common area upgrades**



**Unique window features provide enhanced natural light**



**Exterior signage opportunities facing Whyte Avenue**

# INVESTING IN YOUR OWN PROPERTY

## Why it makes sense



### Building Equity

Monthly payments directly contribute to equity as the principal is paid down.



### Financial Risk

Eliminate annual rent and operating cost increases from landlords.



### Operational Cost Control

Ensure goal alignment with other owners and be a direct decision-maker regarding operational costs.



### Lease Agreements

Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.



### Tax Breaks

Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.



### Commercial Condominium Prices

Prices have consistently increased year-over-year for the past decade.



### Interest Rates & Lending Terms

Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.



### Improving Space

Money spent on an office you own increases value for your asset, not the landlord's.



### Additional Benefits

Ownership provides many more financial options including renting to a third party or selling asset with the sale of a business. It also provides you as the owner with more control over building decisions and capital expenditures.

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