



NAICommercial

81 AVENUE OFFICE

FOR SALE OR LEASE

10509 - 81 AVENUE, EDMONTON, AB

**FURTHER REDUCED!
NOW \$3.1M**

**MOTIVATED
SELLER**

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
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780 436 7410 | naiedmonton.com

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OWNER USER/INVESTMENT OPPORTUNITY

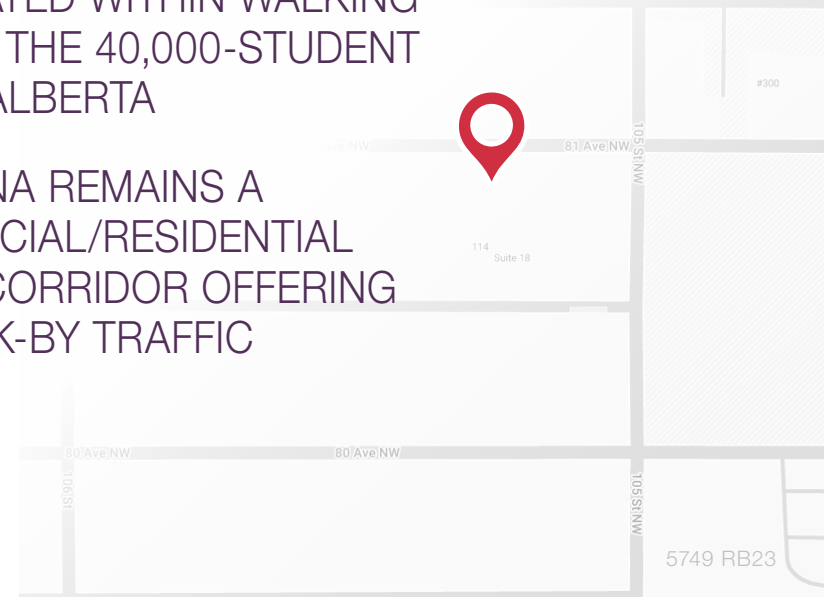
NAI Commercial Real Estate Inc. is pleased to announce the sale listing of the 81 Avenue Office Building located on 10509 - 81 Avenue, Edmonton, AB. Office spaces are also available for lease.

PROPERTY HIGHLIGHTS

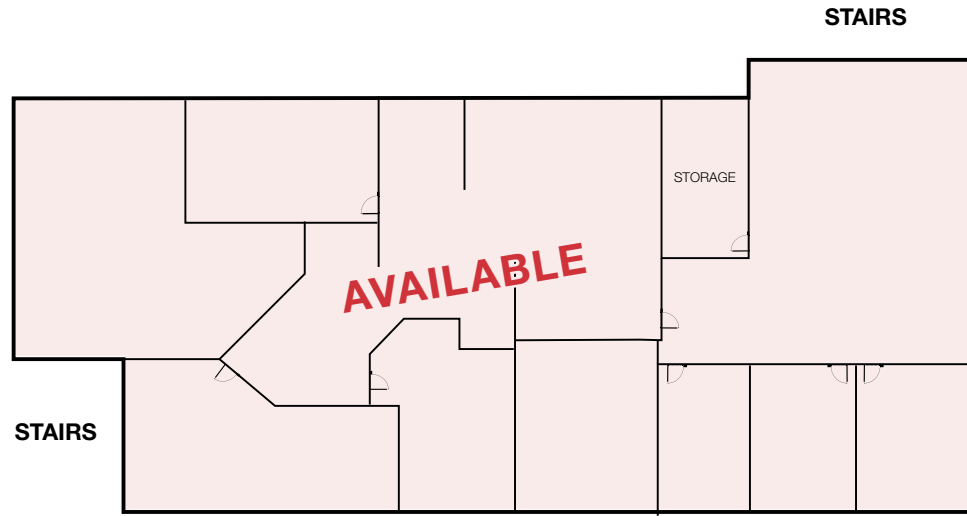
-  **Rentable Area:** 19,416 sq.ft. over three floors that can accommodate a wide mix of office/retail uses
-  **Opportunity:** Occupy up to 800-3,850 sq.ft. with income in place from other tenants on-site
-  **Neighbouring Development:** Whyte Avenue corridor is slated for an additional 864 residential units
-  **Location:** Situated in the heart of Old Strathcona, just one block south of Whyte Avenue's notorious 105 Street intersection, seeing exposure to 26,500 vehicles per day (City of Edmonton, 2022)

PROPERTY LOCATED WITHIN WALKING DISTANCE FROM THE 40,000-STUDENT UNIVERSITY OF ALBERTA

OLD STRATHCONA REMAINS A DENSE COMMERCIAL/RESIDENTIAL DEVELOPMENT CORRIDOR OFFERING ABUNDANT WALK-BY TRAFFIC



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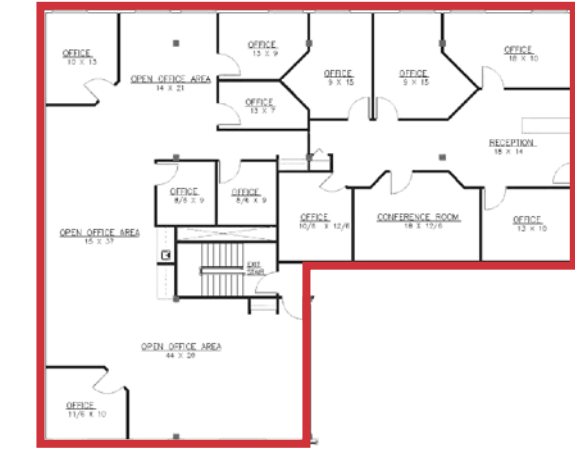
LOWER LEVEL - **AVAILABLE FOR OCCUPANCY - 2,684 SF**



UPPER LEVEL - **VACANT & AVAILABLE FOR OCCUPANCY**

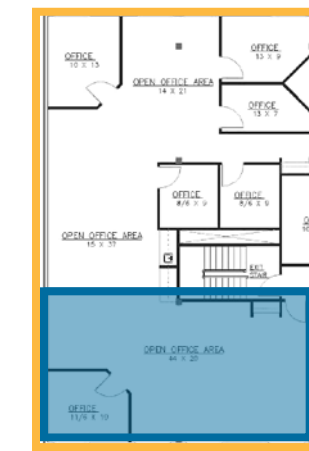
THIRD FLOOR OPTIONS AREAS AVAILABLE:

Option 1: 3,850 sq. ft.



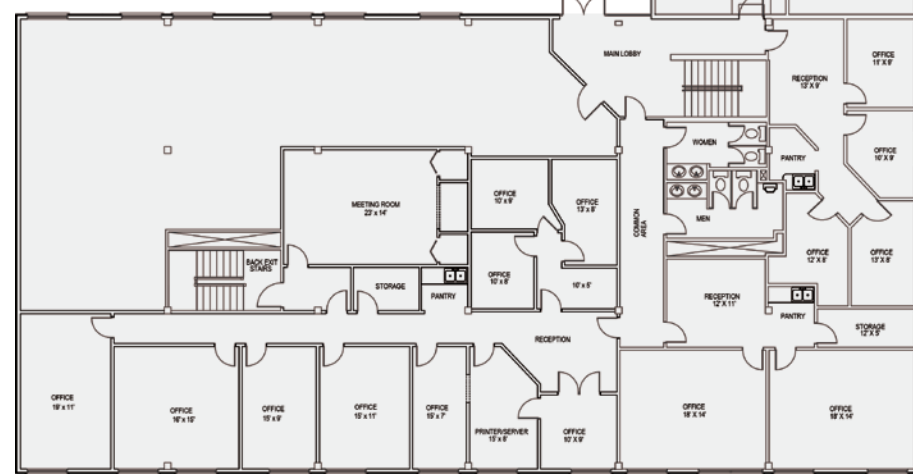
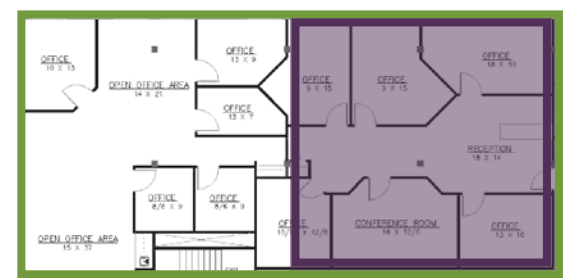
Option 2: 800 sq. ft.

Option 3: 2,250 sq. ft.



Option 4: 1,600 sq. ft.

Option 5: 2,975 sq. ft.



MAIN FLOOR - **FULLY OCCUPIED**

ADDITIONAL INFORMATION

| | |
|-------------------|---|
| ADDRESS | 10509 81 Avenue, Edmonton, AB |
| LEGAL DESCRIPTION | Lot D, Block 48, Plan 8146ET |
| ZONING | Mixed Use (MU) |
| PARKING | 29 stalls on-site |
| YEAR BUILT | 1955 / Renovated 2012 |
| BUILDING SIZE | 19,416 sq.ft. total |
| SITE SIZE | 0.34 acres |
| PROPERTY TAXES | \$81,224.86 (2024) |
| SALE PRICE | \$4,400,000 \$3,500,000 FURTHER REDUCED TO \$3,100,000 |

LEASE INFORMATION

| | |
|------------------------------|--|
| LEASE TERM | 3 years |
| SIZES AVAILABLE | 800 to 3,850 sq.ft. (see options) |
| TENANT IMPROVEMENT ALLOWANCE | Negotiable |
| AVAILABLE | Immediately |
| PARKING | \$50/stall/month |
| NET LEASE RATE | \$14.00/sq.ft./annum Main/upper level: Starting at \$12.00/sq.ft./annum Lower level: \$8.00/sq.ft./annum |
| OPERATING COSTS | \$13.50/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, power, water and gas |

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PROPERTY LOCATION

Conveniently located in Edmonton's main arts and entertainment district, close to retail outlets, restaurants, and public transit.

6

MINUTES TO
UNIVERSITY OF ALBERTA

10

MINUTES TO
DOWNTOWN EDMONTON



193,458
POPULATION
IN AREA



93,762
HOUSEHOLDS



\$8.9B
CONSUMER
SPENDING



166,123
EMPLOYEES
9,590
BUSINESSES

2023 COSTAR DEMOGRAPHICS - 5KM RADIUS

5749 RB23

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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.



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