



7505 - 104 STREET | EDMONTON, AB | RETAIL/OFFICE BUILDING

PROPERTY DESCRIPTION

- Opportunity to purchase a high-profile retail/office building on Calgary Trail with opportunities for both owner/users and investors
 - Property can be sold fully vacant or with Leases in place
- 4,900 sq.ft.± over three floors on 0.10 acre site
 - Main floor (1,700 sq.ft.±) currently occupied by Fully Promoted; Tenant will sign new 3-5 Year Lease term, or unit can be provided vacant
 - Second floor (1,700 sq.ft.±) currently occupied by Gold Ocean Studio until June 2025
 - Lower Level Suite (1,500 sq.ft.±) currently occupied by BodyWorx Massage; Tenant will sign new 3-5 year Lease term, or unit can be provided vacant
- Located in the heart of the Strathcona Junction with direct exposure to average of 21,000 vehicles per day on Calgary Trail (City of Edmonton, 2014)
- Well maintained building with numerous interior renovations
 - Both roof and rooftop units replaced within past 10 years
 - Concrete block construction
- Six parking stalls at rear plus service road and side street parking

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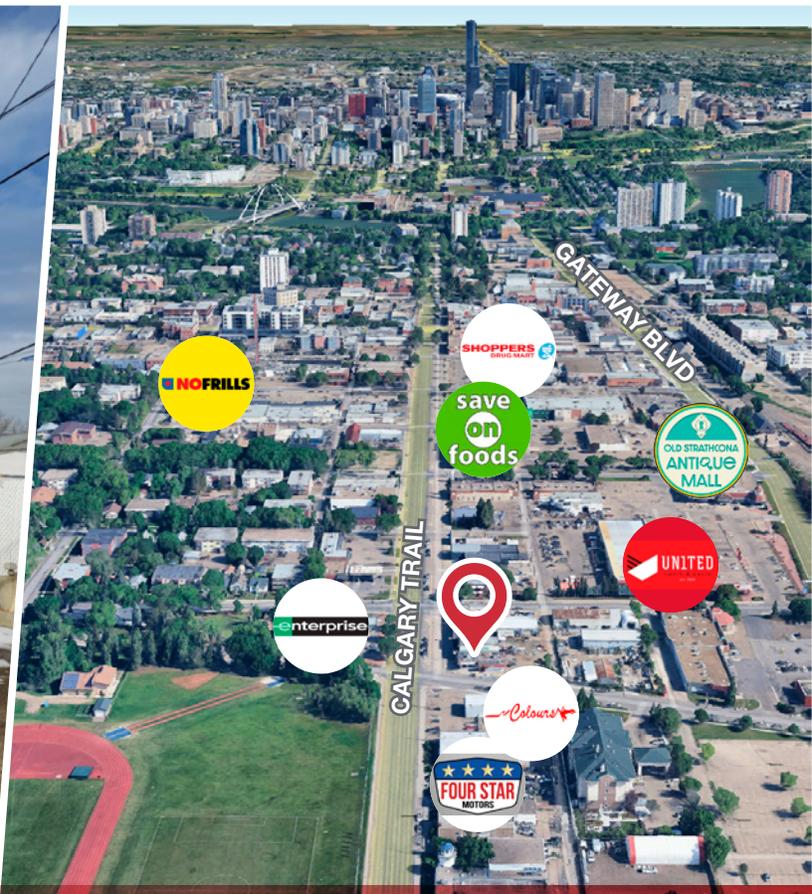
TENANT INFORMATION				
Suite	Tenant	Type of Business	Unit Size	Lease Term
Main Floor	Fully Promoted	Promotional Products	1,700 sq.ft.±	Tenant will sign new 3 to 5 year Lease term, or unit can be provided vacant
Second Floor	Gold Ocean Studio	Tattoo Studio	1,700 sq.ft.±	Until June 2025
Lower Level Suite	BodyWorx Massage	Massage Therapy	1,500 sq.ft.±	Tenant will sign new 3 to 5 year Lease term, or unit can be provided vacant

ADDITIONAL INFORMATION

BUILDING SIZE	4,900 sq.ft.± over three floors
SITE SIZE	0.10 acres±
ZONING	Direct Control (DC1-19986) - Allows for a wide range of retail and professional uses
LEGAL DESCRIPTION	Plan 1750R, Block 9A, Lot 2

SALE INFORMATION

SALE PRICE	\$1,150,000
PROPERTY TAXES	\$18,432.62 (2025 estimate)
AVAILABLE	Negotiable



FOR SALE

DECLARE CENTRE - RETAIL/OFFICE BUILDING

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MAIN FLOOR



SECOND FLOOR



BASEMENT



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

6659 MP25