

9,000 SF FOR SALE OR LEASE

8219/21 - 118 AVENUE | EDMONTON, ALBERTA



PROPERTY HIGHLIGHTS

- Available for immediate lease or purchase, this $\pm 9,184$ square foot stand-alone building is strategically located on 118 Avenue and 82 Street, providing quick access to Fort Road, Wayne Gretzky Drive and the Yellowhead Highway.
- Extremely functional space for a variety of retail, professional or medical uses.
- The main floor is $\pm 4,592$ square feet and ideal for retail or medical with high exposure to 118th Avenue and 82 Street, with the second floor offering ± 500 to 2,220 square feet of space, in a variety of private office sizes.
- Two parcels also included in the purchase of the building.

Martin Halabi, Senior Associate
Commercial Sales & Leasing
780 952 0433 | martin@hcrgroup.ca

#302, 10171 Saskatchewan Drive
Edmonton, Alberta T6E 4R5
780 757 1010 | hcrgroup.ca



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RE/MAX
COMMERCIAL
CAPITAL

FOR SALE OR LEASE | STAND-ALONE BUILDING ON 118 AVE

MUNICIPAL

Building: 8221 - 118 Avenue Edmonton, Alberta

Lot 1: 8219 - 118 Avenue Edmonton, Alberta

Lot 2: 8221 - 118 Avenue Edmonton, Alberta

ZONING

MU - Mixed Use Zone

PARKING

Directly behind plus ample free street parking

BUILDING SIZE

± 4,592 SF Main Floor

± 4,592 SF Second Floor

± 9,184 SF Total Building Size

IDEAL TENANTS



Health
Services



Fast Food or
Restaurant



Professional
Services



Arts
Studio



Financial
Services



General
Retail

SALE FINANCIALS



\$2,900,000

Listed Price



\$30,261.53

Building: Property Taxes - 2023 Actual



\$3,609.70

Lot 1: Property Tax - 2023 Actual



\$4,124.69

Lot 2: Property Tax - 2023 Actual

MAIN FLOOR LEASE FINANCIALS



Starting at \$20 PSF

Lease Rate



\$5 PSF (TBC by Landlord)

Operating Costs

Estimated budget PSF for 2023 - proportionate share of property taxes, property management, common area expenses, etc.

SECOND FLOOR LEASE FINANCIALS

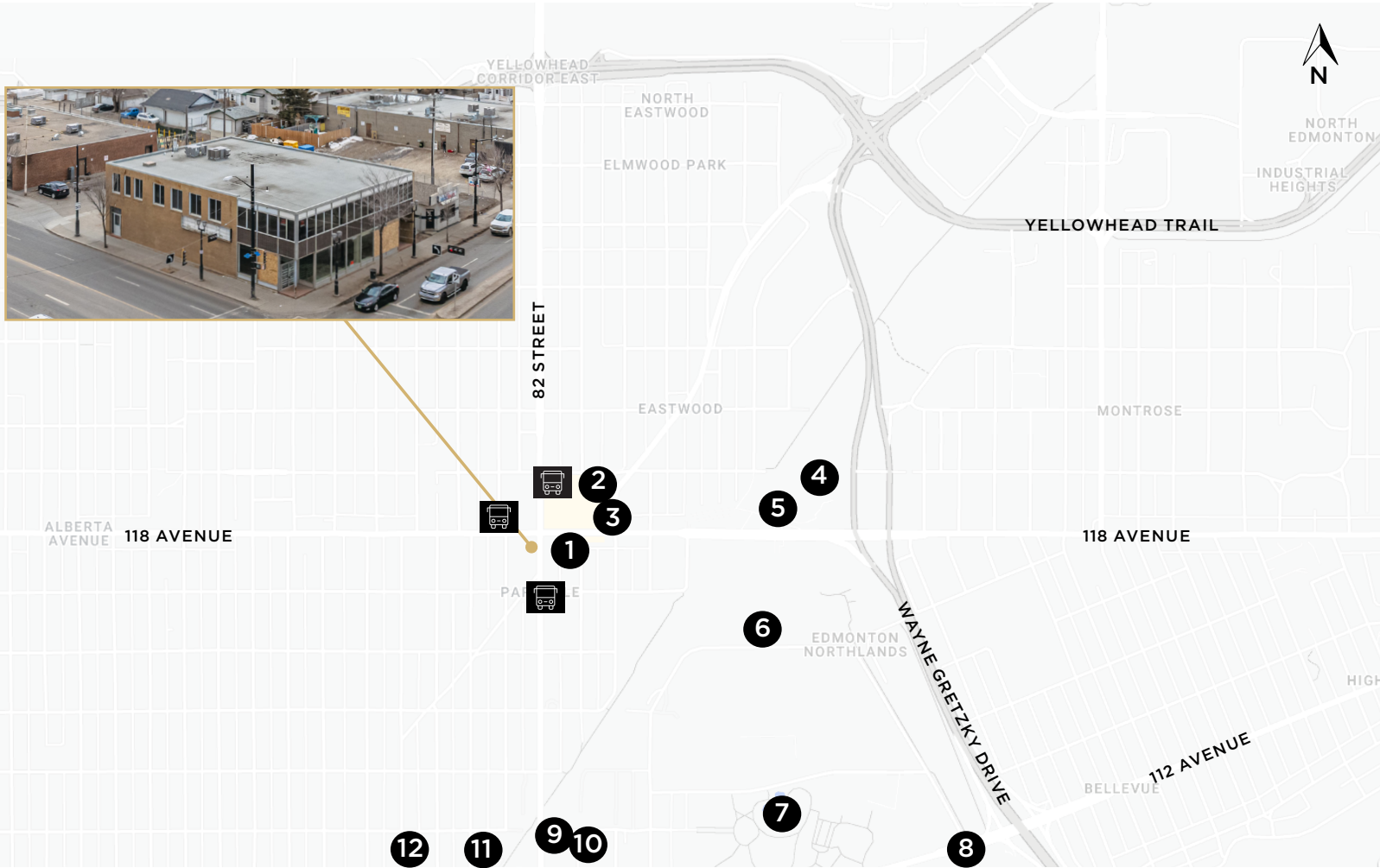


Contact Listing Agent

Gross Lease Rate



FOR SALE OR LEASE | STAND-ALONE BUILDING ON 118 AVE



DEMOGRAPHICS



218,062

Population - 5km (2024)



281,278

Daytime Population - 5km (2023)



38.9

Median Age - 5km (2024)



\$82,238

Avg. Household Income - 5km (2024)



DRIVE TIMES

Yellowhead Trail	5 Minutes
Anthony Henday	10 Minutes
Whitemud Drive	15 Minutes
Edm International Airport	35 Minutes

NEARBY AMENITIES

- | | |
|-------------------------|--------------------------|
| 1. Shoppers Drug Mart | 7. Borden Park |
| 2. FreshCo | 8. Concordia University |
| 3. Scotiabank/CIBC | 9. Save-On Foods |
| 4. Northlands Coliseum | 10. McDonald's |
| 5. Coliseum LRT Station | 11. Stadium LRT Station |
| 6. Edmonton EXPO Centre | 12. Commonwealth Stadium |

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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