



## Edmonton Alberta

\$3,100,000

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 Avenues notorious 105 Street intersection, seeing exposure to 26,500 vehicles per day (City of Edmonton, 2022) (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

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