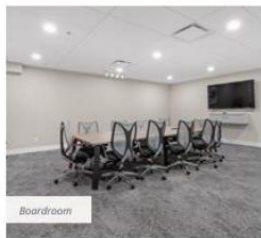


## Property Overview

<b>Legal Address</b>	Plan: 2120776, Unit: 109
<b>Location</b>	Vibe Professional Centre is located on the Southwest corner of 107 Avenue and 116 Street, just north of the Brewery District and adjacent to Queen Mary Park
<b>Zoning</b>	Direct Development Control (DC1)
<b>Year Built</b>	2017
<b>Area</b>	2,304 square feet
<b>Parking</b>	3 titled reserved underground stalls <i>Large pool of visitor parking available on site</i>
<b>Sale Price</b>	\$750,000.00
<b>Condo Fees</b>	\$12.00 / SF
<b>Property Taxes</b>	\$7.06 / SF
<b>Net Rent</b>	\$7.00 / SF
<b>Operating Costs</b>	\$19.06 / SF
<b>Available</b>	Immediately

## Building Features

- Professionally managed property
- Newly built suite with modern design
- Handicap accessible common washrooms on each floor
- Elevator in the building
- High visibility on 107 Avenue
- Located 5 minutes from Downtown
- Close proximity to public transit
- Variety of popular amenities within walking distance



Boardroom



Private office



Office space



Kitchen

## Floor Plan



Suite 401: 2,304 SF

- Reception and waiting area
- Large executive corner office
- 3 private offices
- Boardroom
- Copy room
- Kitchen and staff room

### Key Highlights

- Multiple bus stops within walking distance
- Proximity to 124th Street and the Brewery District
- Reserved underground parking
- Dedicated visitor parking stalls
- Fully developed turnkey office space
- Professionally managed property



Reception



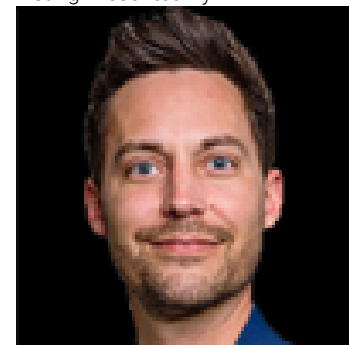
Kitchen

# Edmonton Alberta

\$750,000

High Quality office new trendy 124 St. Modern and newly developed office space is available at the professionally managed Vibe Professional Centre, conveniently located just minutes away from the downtown core. Move-in ready professional space boasts office centric designs with inviting reception area, boardroom, kitchen and private offices. Vibe professional Centre is located on the Southwest corner of 107 Avenue and 116 Street, just north of the Brewery District and adjacent to Queen Mary Park. Zoned Direct Development Control, Built in 2017. The office space is 2,304 sqft with 3 titled reserved underground stalls and a large pool of visitor parking available. Condo fees are \$12/SF. Property Taxes are \$7.06/SF. Operating costs are \$19.06/SF. Building features include professional management, newly built suite with a modern design, handicap accessible common washrooms on each floor, elevator in building, high visibility on 107 Ave, located 5 mins from downtown, close proximity to public transit, variety or popular amenities within walking distance. (id:6769)

Listing Presented By:



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