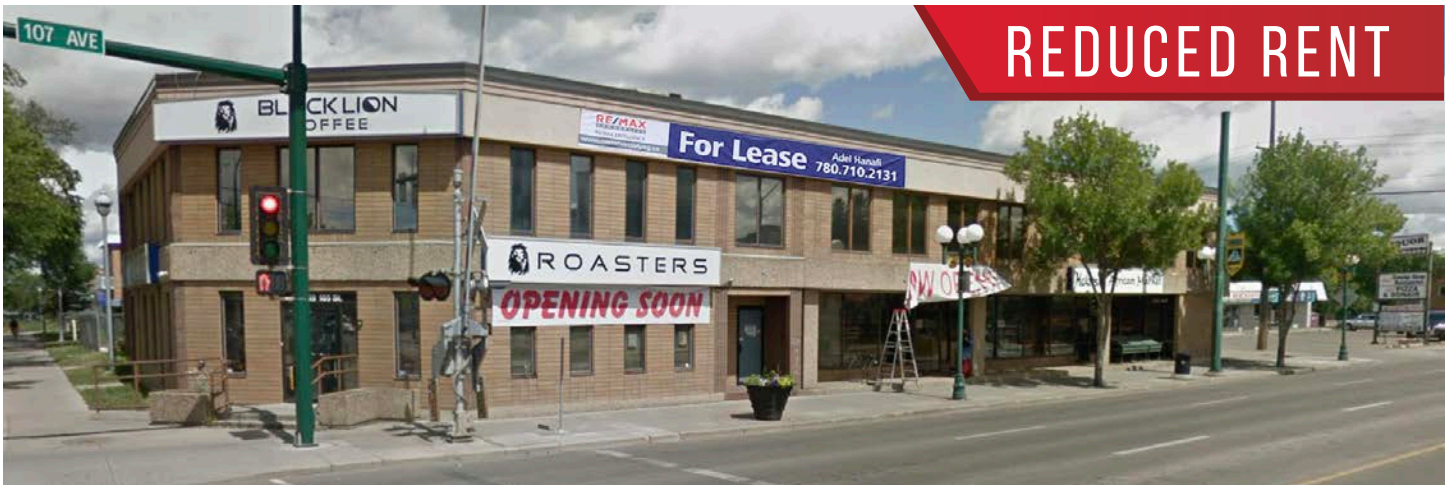


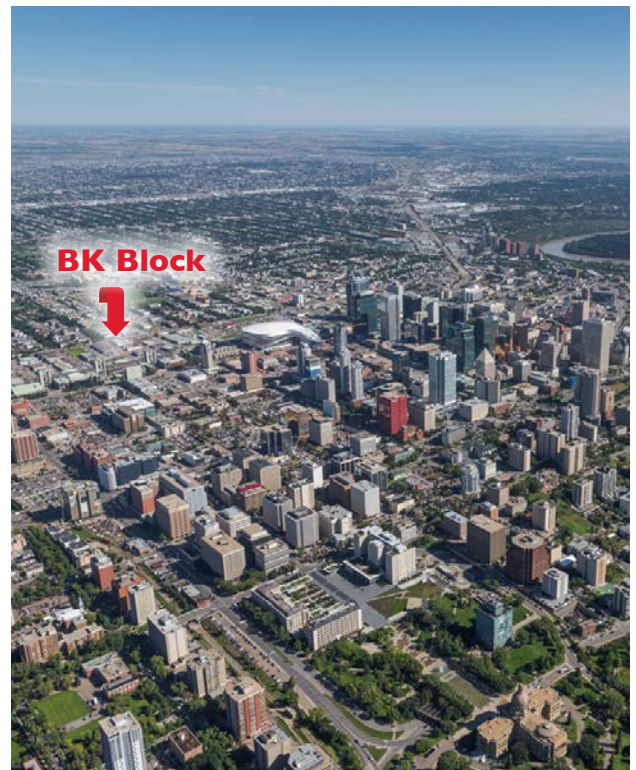
BK BLOCK

10709 105 STREET NW, EDMONTON, AB | FOR LEASE



PROPERTY HIGHLIGHTS

- Over 30 fully furnished offices, with multiple boardrooms, a fixtured kitchen, and built-out washrooms.
- High exposure location along 107 Avenue seeing 24,650 vehicles per day (2016)
- Up to 8,000 SF available
- Within close proximity to the downtown core
- Situated along the Metro LRT line just two blocks from the nearest station
- Surrounded by high density neighbourhoods



PROPERTY DETAILS

Legal Description:	Plan B4; Block 4; Lots 239,240, 241
Zoning:	CB1 - Low Intensity Business
Lease Rate:	\$15.00 \$8.00 PSF
Op. Costs:	\$8.00 PSF +/-
Space Available:	2,000 SF +/- up to 8,000 SF +/-
Parking	48 stalls; surface parking

RE/MAX
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RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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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 should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 - 2019

THE AREA

DEMOGRAPHICS (2016)



Vehicles Per Day:
107 Avenue - 24,650

5KM RADIUS

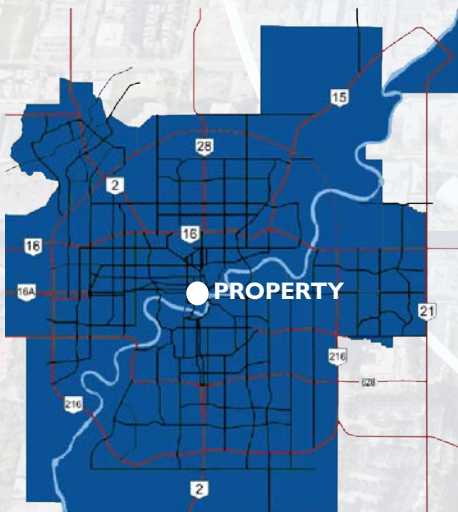


Population:
212,168
Estimated Population (2021):
225,523

Median Age:
37



Households:
106,935
Average Household Income:
\$84,614



*2016

THE AREA

THE NEIGHBORHOOD

BK Block is located in Central McDougall, the 13th most walkable neighborhood in Edmonton. The area also has excellent transit with the LRT Metro Line MacEwan Station stop an eight minute walk away from BK Block. The neighborhood is largely residential and has about 272 restaurants, bars and coffee shops in the neighborhood.

WALKABILITY



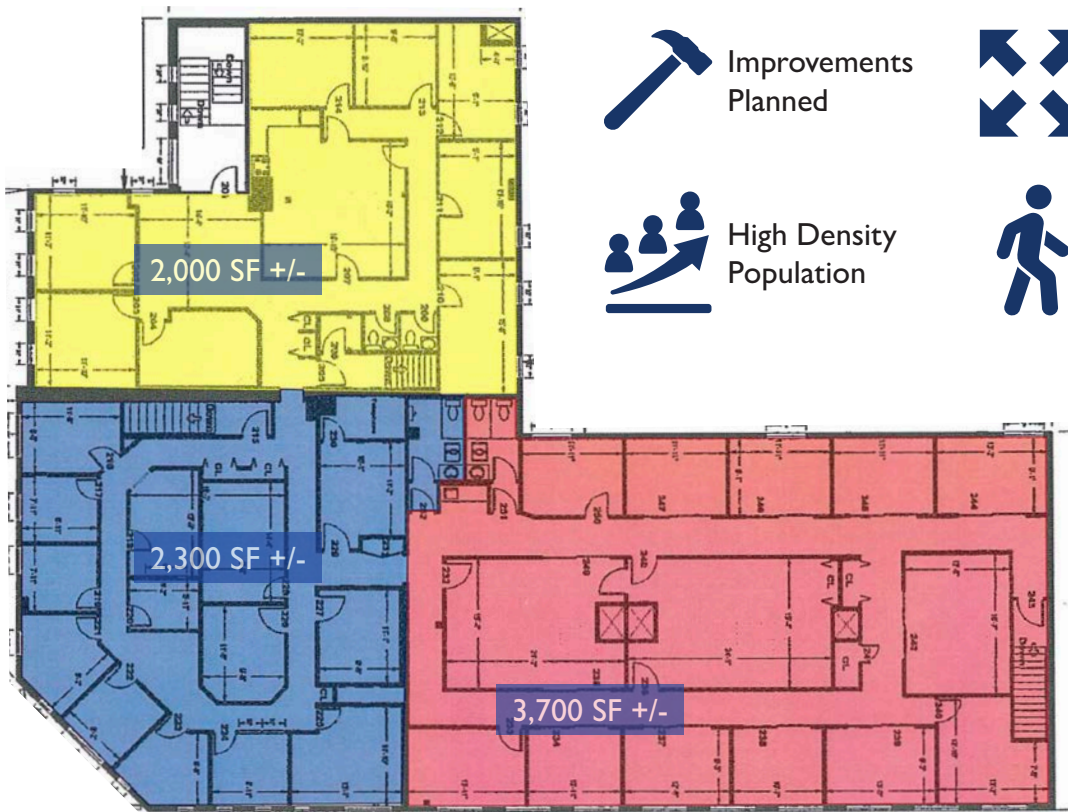
Walker's Paradise:
Daily errands do not require a car.



Excellent Transit:
Transit is convenient for most trips.



BK BLOCK



Improvements
Planned



Flexible Sizing



High Density
Population



Walkable Area

IDEAL TENANCIES:

- Office
- Professional
- Medical
- Daycare

Current Site Plan

THE PROPERTY

