

Vibe Professional Centre MAIN FLOOR RETAIL BAYS

11611 107 AVENUE, EDMONTON | 1,039 - 3,928 SF

**FOR SALE &
LEASE**

Price Reduction



PROPERTY HIGHLIGHTS

- For Sale: 3,928 SF
- For Lease: 1,039 SF to 2,488 SF
- A mere blocks from retail centres of Oliver/Unity Square & the Brewery District
- Near the Royal Alexandra Hospital & Downtown
- Modern architecture
- High population density
- Ample parking (underground, surface & street)

Businesses Onsite:

- Family Care Medical Centre
- Pharmacy
- Family Law Firm
- Buster's Pizza & Donair
- Rabbit Tattoo
- Vibe Medical Specialists
- and more...

Vibe Professional Centre is located next to Vibe Lofts, a large multi-family complex with over 185 units!

Permitted Uses

- Health Services
- Restaurant
- Commercial Schools
- Child Care Services
- Brewery
- General Retail Stores
- Personal Service Shops
- Financial, Professional, and Office Support Services
- Government Services

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DETAILS & SITE PLAN

Sale Details

Sale Price:	\$1,453,000 \$1,375,000
Condo Fees:	\$5 PSF est.
Size*:	3,928 SF +/-
Zoning:	DC1 - Direct Control
Access:	Street, Lane, & Adjacent Street
Signage:	Pylon & Facade
Parking:**	28 Surface 99 Underground Free Visitor & Street

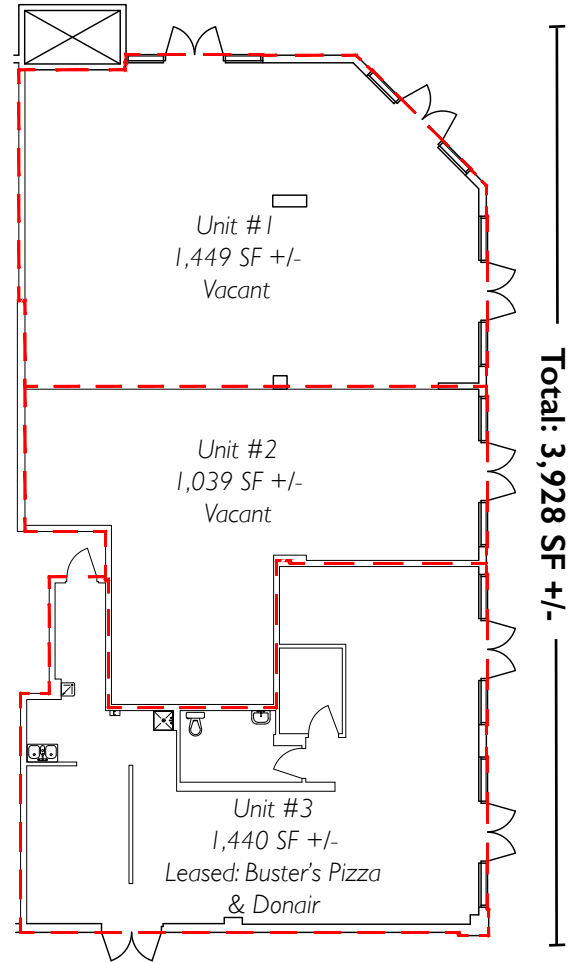
*subject to condo unit subdivision

**to be confirmed

Lease Details

Unit	SF	Lease Rate
Vacant Unit #1:	1,449 SF +/-	market
Vacant Unit #2:	1,039 SF +/-	market
Vacant Unit #1 & #2:	2,488 SF +/-	market

*op costs: \$12 PSF est.



PROPERTY LOCATION

MAP



DEMOGRAPHICS | 2 KM RADIUS



Population:

Residents: 61,115

Daytime Population: 146,490

14.6% projected growth (2019-2024)



Vehicles Per Day:

116 Street: 20,400 VPD

107 Avenue: 18,500 VPD

Combined: 38,900 VPD



Household Income:

AHI: \$80,175.⁰⁰

25% of households earn over \$100,000.⁰⁰



Over 49% of the surrounding population are 20-39 years old