

FOR LEASE

NAI Commercial

HIGH-EXPOSURE DOWNTOWN SERVICE COMMERCIAL BUILDING



10260 - 105 STREET | EDMONTON, AB |

RARE DOWNTOWN
STANDALONE SERVICE BUILDING

PROPERTY HIGHLIGHTS

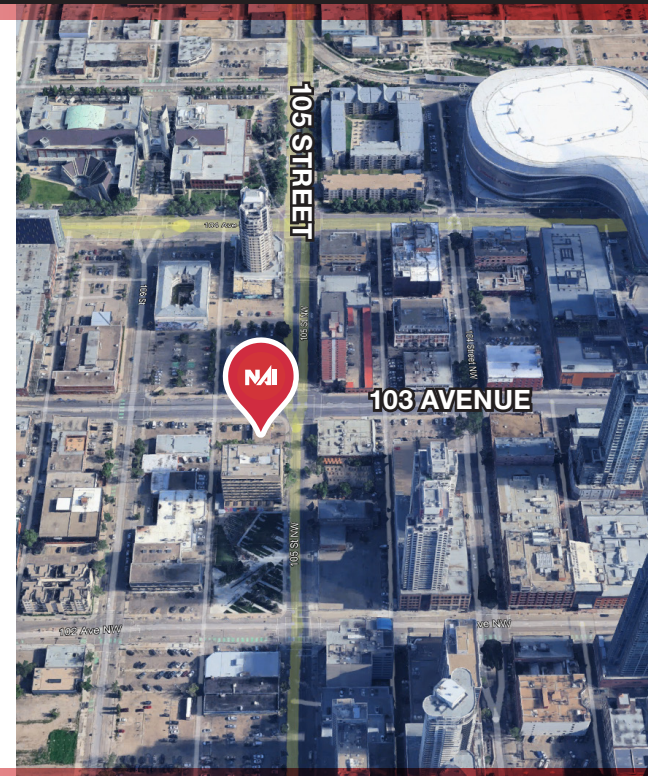
- Rare opportunity to acquire a highly functional commercial service building in downtown Edmonton
- Ideally suited for auto users, quick lube operators, glass companies, car rental firms, detailing businesses, and other service-commercial users, the property offers a central location with excellent accessibility to the downtown core and surrounding arterial routes
- Standalone buildings with this type of functional layout are increasingly scarce in central Edmonton, making this an attractive opportunity for tenants

CONOR CLARKE

Senior Associate

587 635 2480

cclarke@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan B2 Block 5 Lot 173/174
ZONING	Urban Warehouse Zone (UW)
POSSESSION	45-60 days
SIZE	2,600 sq.ft.±
YEAR BUILT	1970
BUILDING DIMENSIONS	75' x 34.5'
CEILING HEIGHT	12 ½ feet to truss
HEATING	Forced air
POWER	3 phase, 200 amp (TBC)
LIGHTING	T5 Fluorescent
PARKING	Front lot + 4 stalls included at rear
LOADING	(4) 10' x 10' Grade Loading
OFFICE SIZE	350 sq.ft.±
SITE/YARD SIZE	0.26 acres
DRAINAGE	Dual compartment sump
TENANT IMPROVEMENT ALLOWANCE	Negotiable
LEASE TERM	5-10 years
PROPERTY TAXES	\$12,397.42 (2025)
NET LEASE RATE	\$25.00/sq.ft./annum
OPERATING COSTS	\$7.00/sq.ft./annum (TBC) This Lease is fully triple net, with the Tenant responsible for all repairs and maintenance to the building and for the direct payment of all property taxes. The Landlord shall be responsible for maintaining the Landlord's insurance only. No property management fee shall be payable by the Tenant.

NOTES Option for additional 14 parking stalls in rear lot for additional \$1,500/month

