

**FOR SALE
FOR LEASE**

Two Units of Modern Architecture in Downtown Edmonton

VIBE PROFESSIONAL CENTRE

SW Corner of 116 Street & 107 Avenue

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For Lease or Purchase: Vibe Professional Centre

Positioned near Unity Square and the Brewery District, Vibe Professional Centre combines striking modern design with functional flexibility. With abundant natural light, great signage potential, and free parking, this location supports a wide range of business uses.

Two vacant main-floor units are now available for purchase or lease, offering an excellent owner-user opportunity. Stop paying rent, secure your own space, and build equity in one of Edmonton's most vibrant and growing areas. **Units are available individually or combined.**



PROPERTY DETAILS

UNIT 1

10644 116 Street, Edmonton AB
1,449 SF

UNIT 2

10648 116 Street, Edmonton AB
1,039 SF

Legal Description	Plan 1823047 Unit 1 (Subject to Change Upon Condo Subdivision)
Zoning	DC1
Parking	Ample parking that includes 30 surface stalls and underground stalls
Operating Costs	\$22.28 PSF (Condo Fees & Property Taxes)
Condo Fees	\$13.55 PSF
Property Taxes	\$8.73 PSF
Utilities	Gas & Water Included
Basic Rent	\$15.00 PSF
Sale Price	\$300 PSF



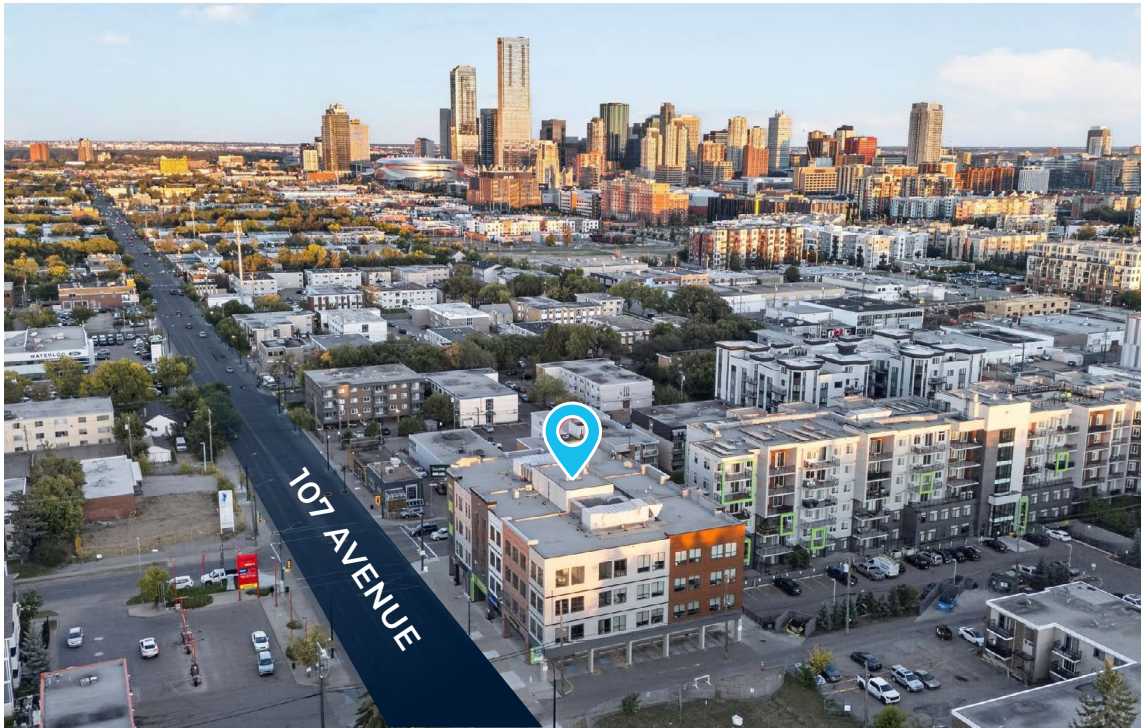
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KEY FEATURES

**Flexible DC1 zoning
for health, retail,
and office uses**

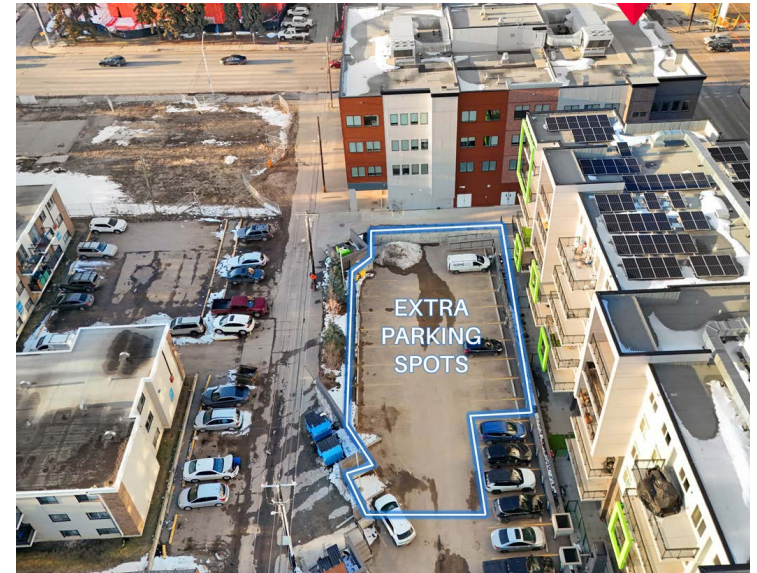
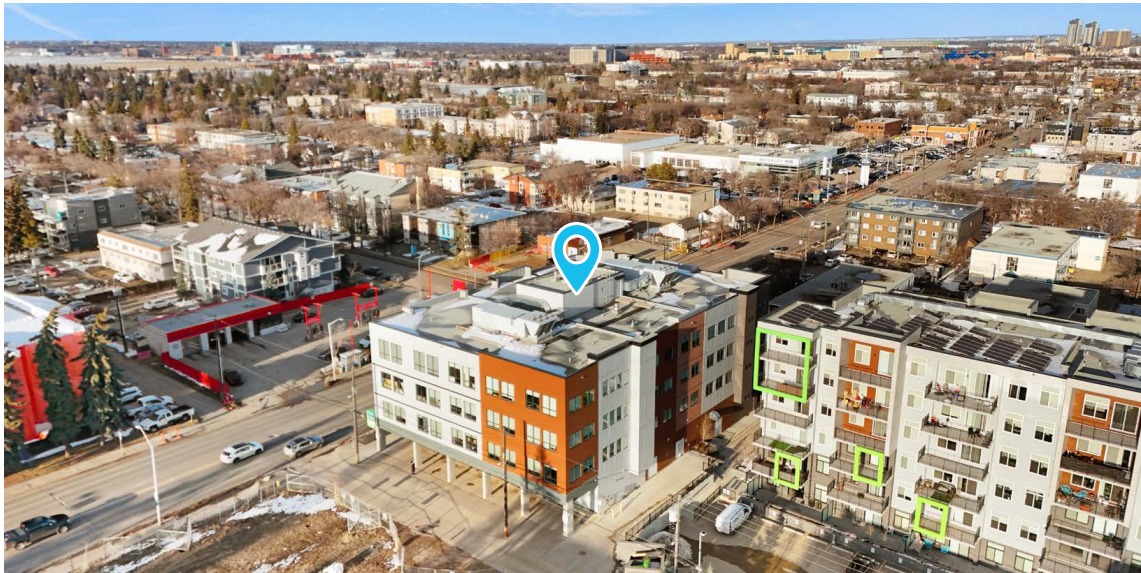
**Free surface,
street, and visitor
parking**

**High daytime
population: 156,000+
within 3km**

**Surrounded by
dense residential
and amenities**

**Tenant Inducements
Available**

**Available
immediately**



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AREA OVERVIEW

Adjacent to 185 Unit Multi-Family Complex: Vibe Lofts

Walking distance to Oliver/Unity Square and Brewery District

Close proximity to Royal Alexandra Hospital & Downtown Core

Modern Architecture with Abundant Natural Light



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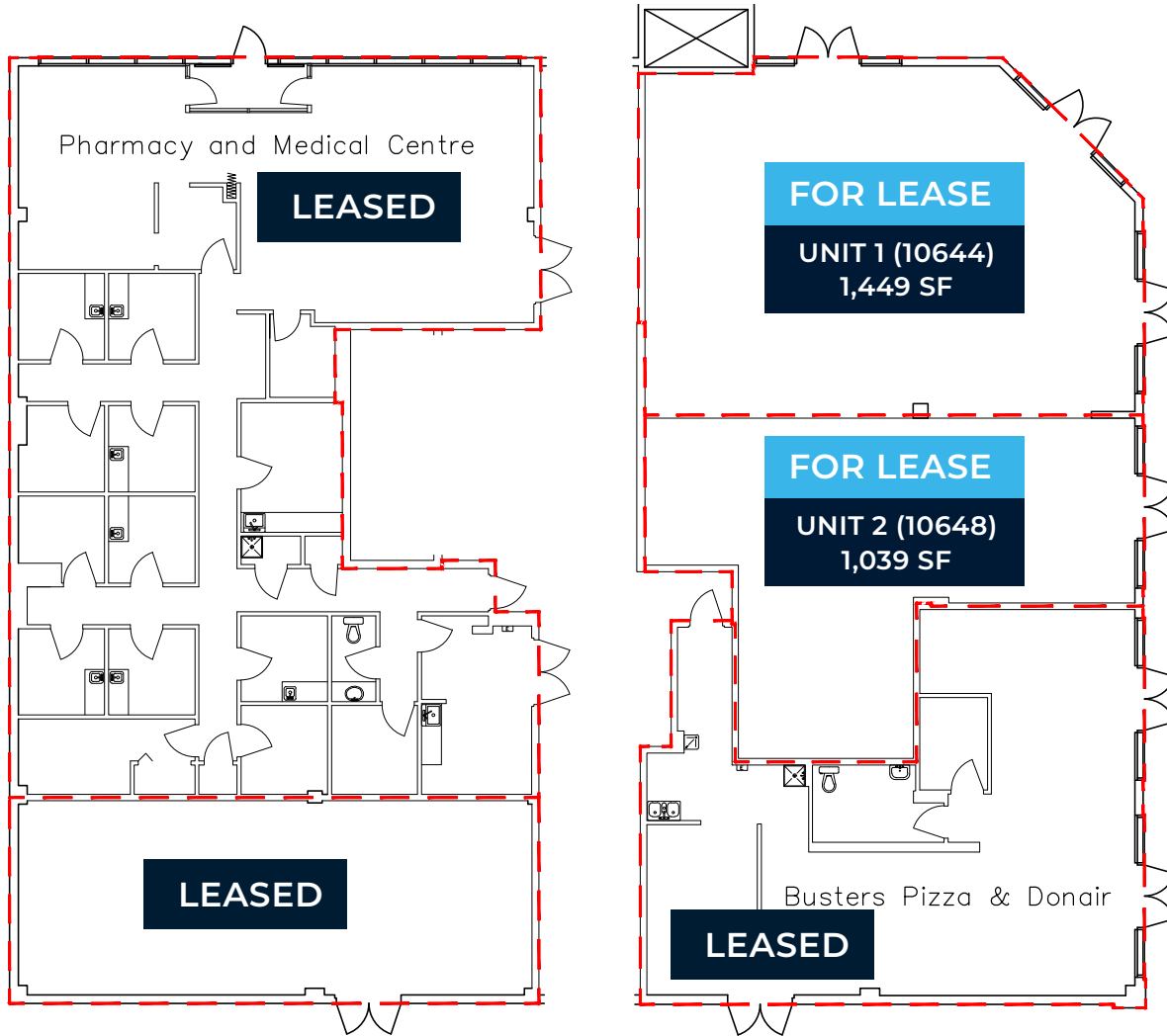
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FLOOR PLAN



DEMOGRAPHICS (3km RADIUS)

14.6%

Projected Growth
2019-2024

\$

Average Household Income
\$80,175

92.2%

Employment Rate
Surrounding Area



Vehicles Per Day
(107 Ave)
27,927



Daytime Population
156,232



Households within 3km
18,299

49%

Surrounding Population
20-39 Years Old



Ample Parking
Surface,
Underground & Street

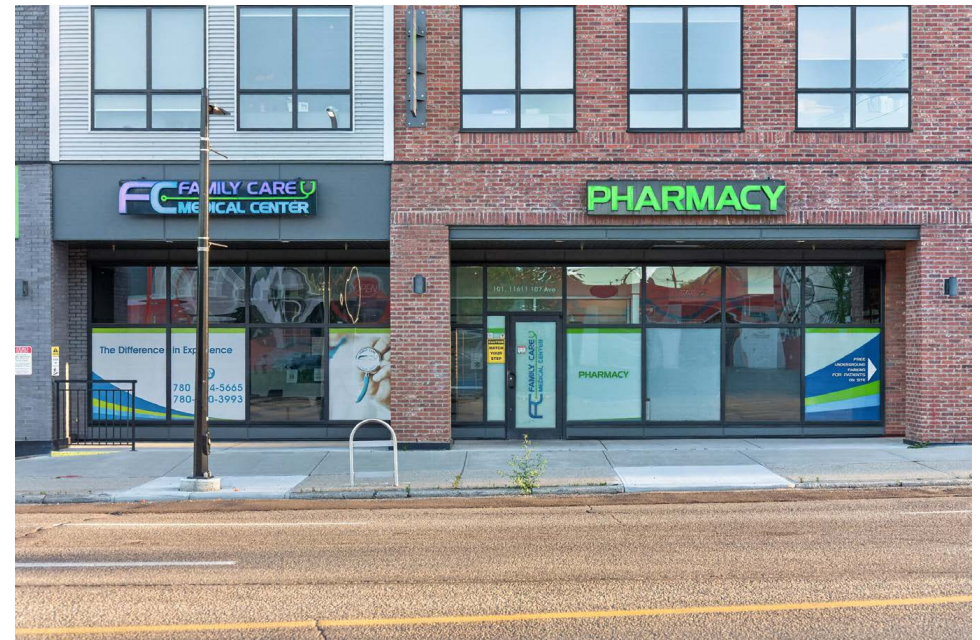
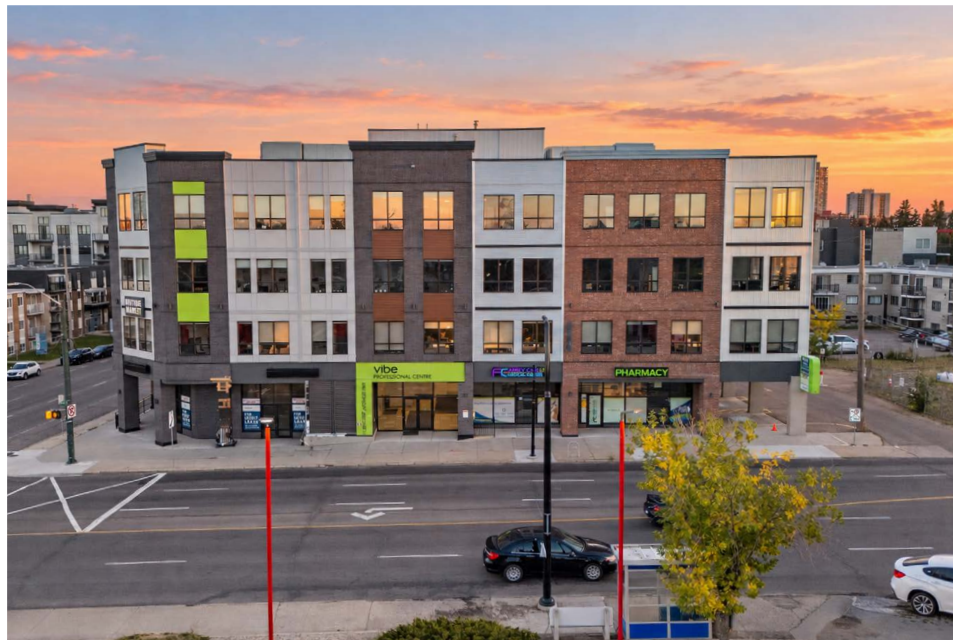
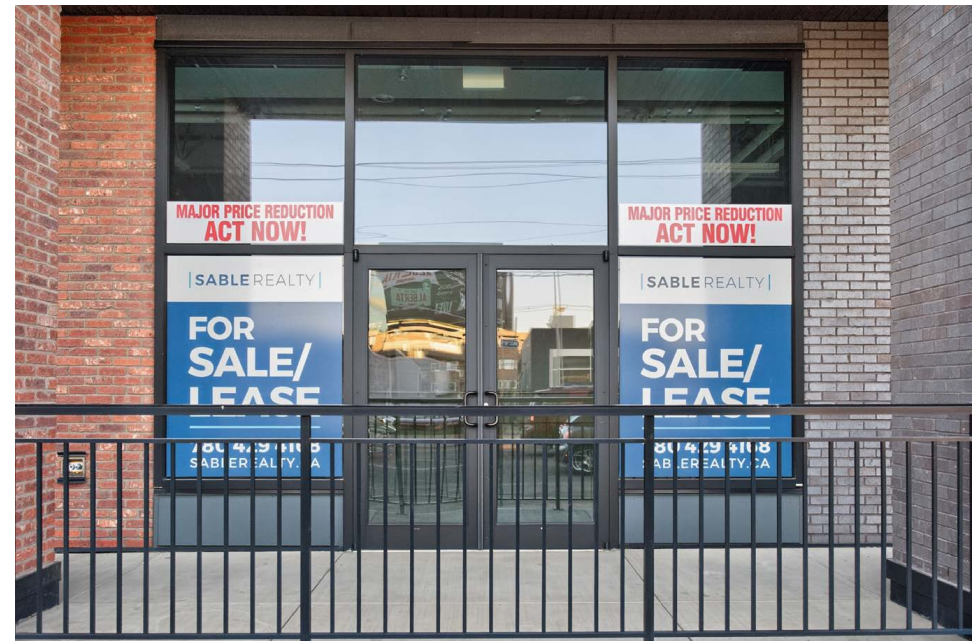
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GET MORE INFORMATION

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ABOUT SABLE REALTY

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