



## 16504 - 118 Avenue

Edmonton, Alberta

### Property Features

- New **NERVAL** development with immediate occupancy
- Located in Edmonton's west end on the main artery of 118<sup>th</sup> Avenue with immediate access to 170<sup>th</sup> Street, 178<sup>th</sup> Street, Yellowhead Freeway, and Anthony Henday Freeway
- Two storey office/retail building with elevator and second floor common area washrooms
- Unit size range from 1,120 sq.ft.± and up to 21,710 sq.ft.±
- Building is sprinklered
- Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping
- Includes one HVAC per unit
- Fibre optic available in the near future
- Pylon signage available

**Karen Chayka**

780 436 7410

kchayka@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

For Sale or Lease  
 Nerval on 118<sup>th</sup> Avenue  
 Office/Retail Condominiums

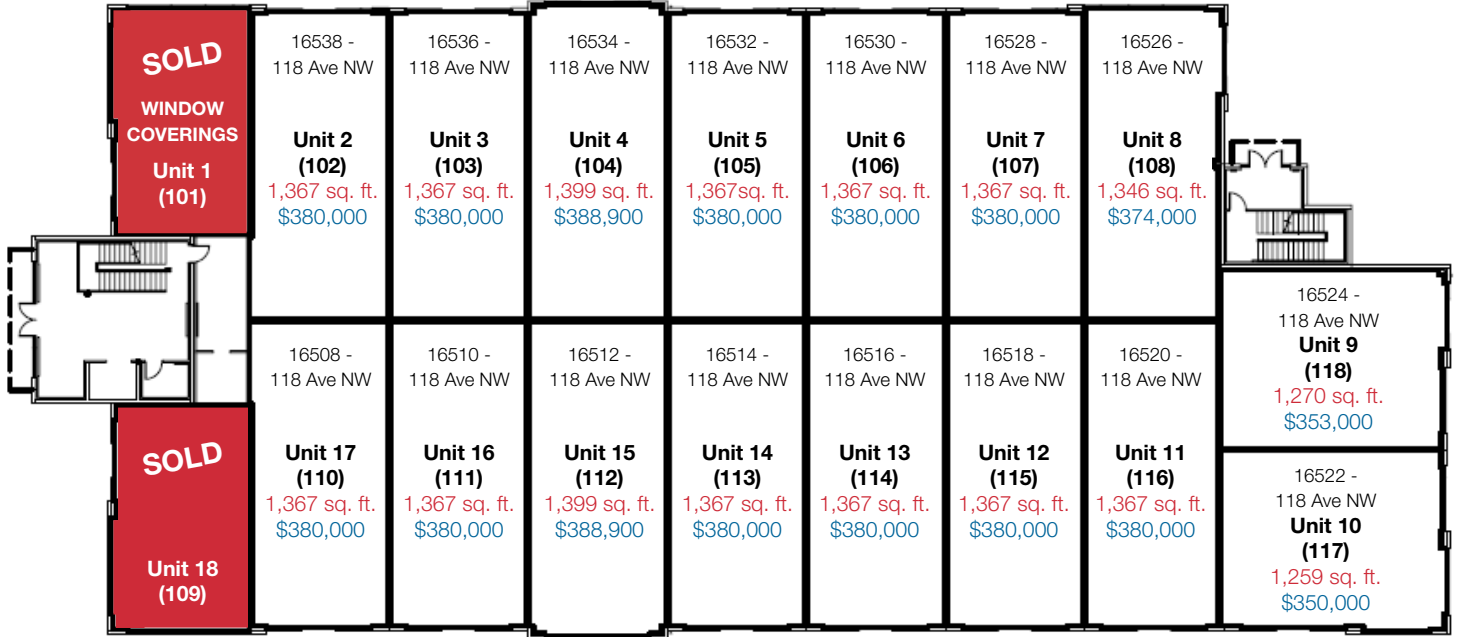
## FLOOR PLANS, \*SIZES, \*PURCHASE PRICE

☐ Available    ☐ Pending    ■ Sold

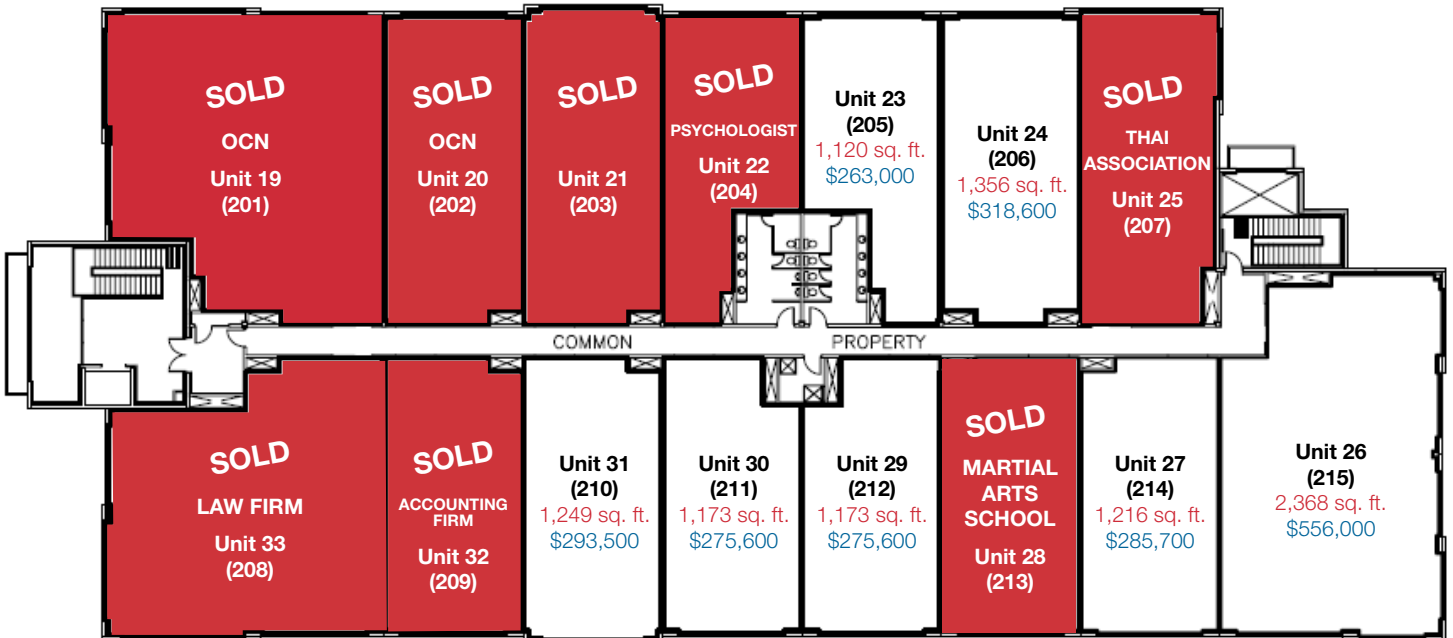
NORTH

Main Floor Plan - Postal Code: T5V 1C8

Each main floor unit has its own municipal address as indicated on floor plan



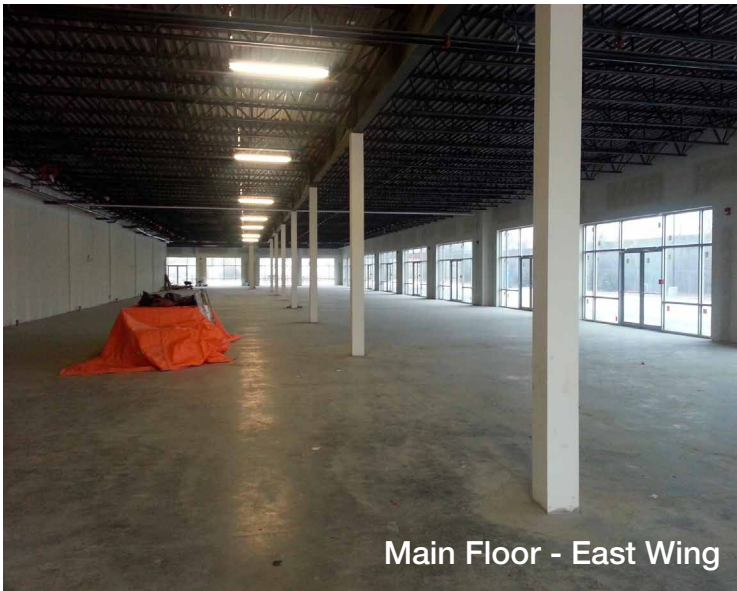
Second Floor Plan - Municipal Address: Suites 201 to 215. 16504 - 118 Avenue NW. Edmonton. AB T5V 1C8



\*Note: Square footages taken from Registered Condo Plan.

KC19 5171-1

For Sale or Lease  
Nerval on 118<sup>th</sup> Avenue  
Office/Retail Condominiums



Main Floor - East Wing



Main Floor - SE Corner

## Additional Information:

MUNICIPAL ADDRESS	16504 - 118 Avenue, Edmonton AB
LEGAL DESCRIPTION	Condo Plan 152 5451, Units 1 to 33
ZONING	IB (Industrial Business District) which allows for a wide variety of business uses
PROPERTY TAXES	As per City of Edmonton (developed units will see <b>APPROXIMATELY</b> \$6.50 to \$8.20/sq.ft.)
CONDO FEES	Estimated at \$6.00/sq.ft./annum - final number to be determined by Condo Management and forthcoming Reserve Fund Study- (includes water, natural gas, building insurance, management, common area janitorial/utilities, snow removal, landscaping and future levy fund). Power is seperately metered to each unit.
CONSTRUCTION	Tilt-up concrete and steel construction with aesthetically pleasing exterior. High level of common area improvements including: LED light fixtures on exterior and in common areas, granite & porcelain tiles in 2nd floor washrooms, carpet in hallways, and porcelain tile entrance ways. Building is sprinklered.
SIGNAGE	Building signage available - (signage criteria and pre-approvals apply) Pylon Signage available at a monthly rental cost - \$200/month/panel
PARKING	160 parking stalls on site (approximate)
CONDO DOCUMENTS	Provided to Purchaser with written Offer to Purchase
FLOOR PLANS, SIZES, & PURCHASE PRICING	Please see page 2
NET LEASE RATE	\$20.00/sq.ft./annum main floor "as is"; \$16.00/sq.ft./annum second floor "as is"
OPERATING COSTS	\$12.50 to \$14.15/sq.ft./annum (2018 estimate)

**Karen Chayka** • 780 436 7410 • [kchayka@naiedmonton.com](mailto:kchayka@naiedmonton.com)

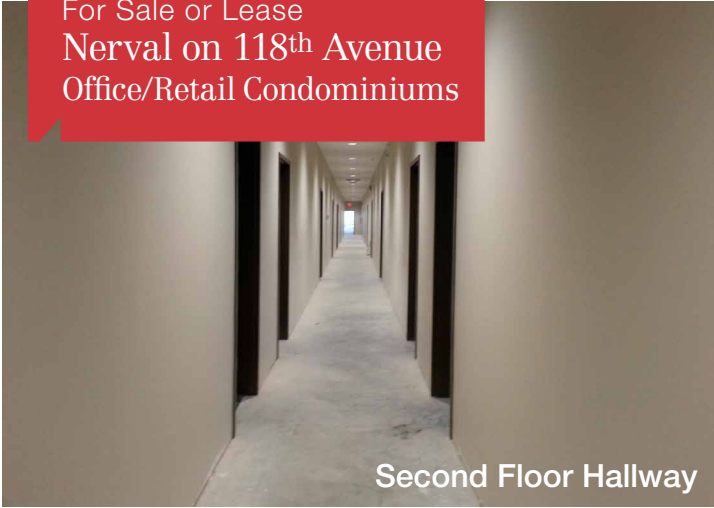


4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

NAI Commercial Real Estate Inc.



For Sale or Lease  
Nerval on 118<sup>th</sup> Avenue  
Office/Retail Condominiums



Second Floor Hallway



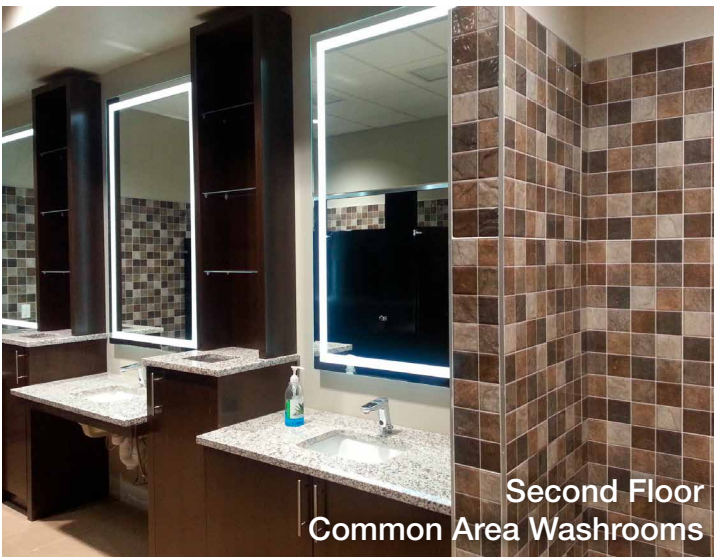
Second Floor SE Corner



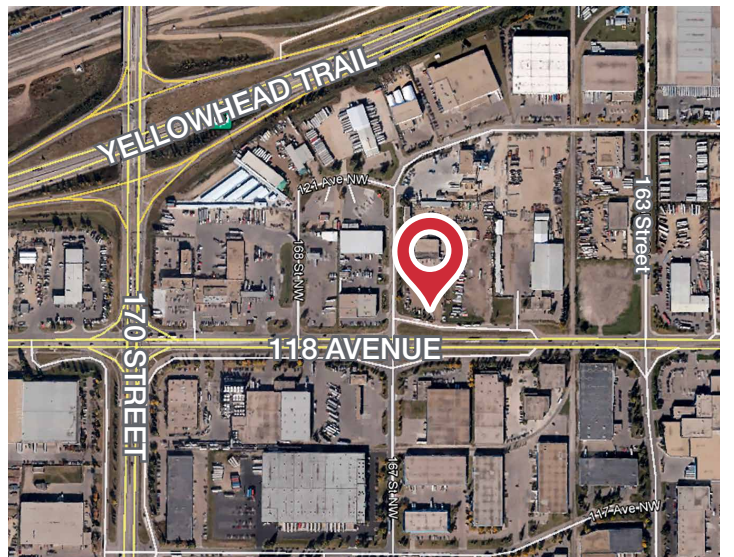
Second Floor East Wing



Second Floor Elevator/Foyer



Second Floor  
Common Area Washrooms



Karen Chayka • 780 436 7410 • [kchayka@naiedmonton.com](mailto:kchayka@naiedmonton.com)

KC19 5171-1



4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

NAI Commercial Real Estate Inc.