

## RITCHIE MEDICAL RETAIL LEASE

2,610 SF

LEASE RATE  
\$19.00 SF/yr (NNN)



OFFICE | RETAIL | MEDICAL

Constantin J. Zanoaga  
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FOR LEASE

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## RITCHIE RETAIL

10003 80 Ave NW, Edmonton, AB T6E 1T4

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

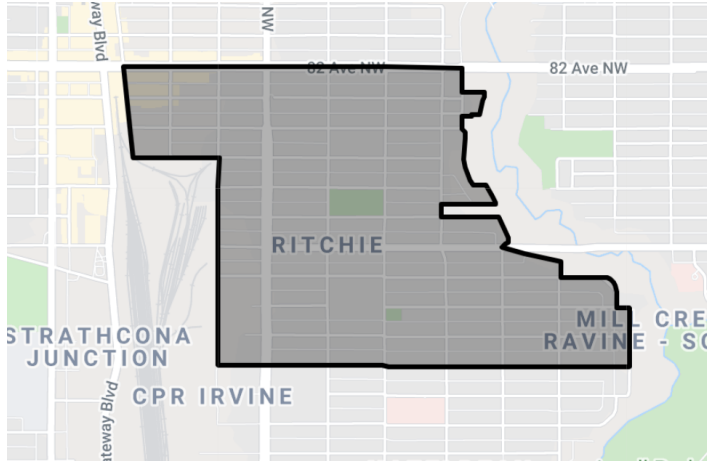
Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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**LEASE RATE** **\$19.00 SF/YR**

### OFFERING SUMMARY

Available SF:	1,305 TO 2,610 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	0.11 Acres
Year Built:	1999
Building Size:	5,220 SF
Renovated:	2020
Zoning:	IB
Market:	EDMONTON
	RITCHIE
Submarket:	NEIGHBOURHOOD
	SOUTHSIDE

### PROPERTY OVERVIEW

Main floor retail/office/medical space for lease on a corner lot in the trendy Ritchie neighbourhood. The space features high ceilings and lots of natural light. Recent exterior upgrades and landscaping have been completed making this a terrific location for your business. The space is currently open concept and ready for you to build out with your own personal touches. The second floor has been leased out to an established local engineering firm. Landlord is offering TI's based on length of lease and type of business use. This high exposure lease opportunity located just two blocks off Whyte Avenue with easy access to 99 Street, Gateway Blvd., and Calgary Trail.

### PROPERTY HIGHLIGHTS

- T.I: \$15.00 and/or Rent credits (subject to Landlord Approval)
- Additional Rent: Estimated at \$6.00PSF Triple Net
- Term: Three to Seven year with option to renew
- Flexible Professional Landlord

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### PROPERTY DESCRIPTION

Main floor retail/office/medical space for lease on a corner lot in the trendy Ritchie neighbourhood. The space features high ceilings and lots of natural light. Recent exterior upgrades and landscaping have been completed making this a terrific location for your business. The space is currently open concept and ready for you to build out with your own personal touches. The second floor has been leased out to an established local engineering firm. Landlord is offering TI's based on length of lease. Located just two blocks off Whyte Avenue with easy access to 99 Street, Gateway Blvd., and Calgary Trail.

### LOCATION DESCRIPTION

Impressive corner two storey office building situated just west of busy 99st and steps from highest retail pdf in Edmonton, Whyte Avenue

### SITE DESCRIPTION

High Exposure Corner Retail

### EXTERIOR DESCRIPTION

Upgraded modern facade & Landscapping suitable for high-end applications.

### INTERIOR DESCRIPTION

Front divided into two open spaces with ceiling systems, bathrooms, and drywall ready for custom build.

### PARKING DESCRIPTION

Street parking on East and North with additional parking spaces located out back alley access.

### CONSTRUCTION DESCRIPTION

Concrete Block



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### LOCATION INFORMATION

Building Name	Ritchie Retail
Street Address	10003 80 Ave NW
City, State, Zip	Edmonton, AB T6E 1T4
Market	EDMONTON
Sub-market	RITCHIE NEIGHBOURHOOD SOUTHSIDE EDMONTON
Cross-Streets	100 STREET & 80 AVENUE
Side of the Street	Southwest
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	Whitemud
Nearest Airport	EIA-YEG

### BUILDING INFORMATION

Occupancy %	50
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,610 SF
Year Built	1999
Year Last Renovated	2020
Gross Leasable Area	5,220 SF
Construction Status	Existing
Framing	Concrete

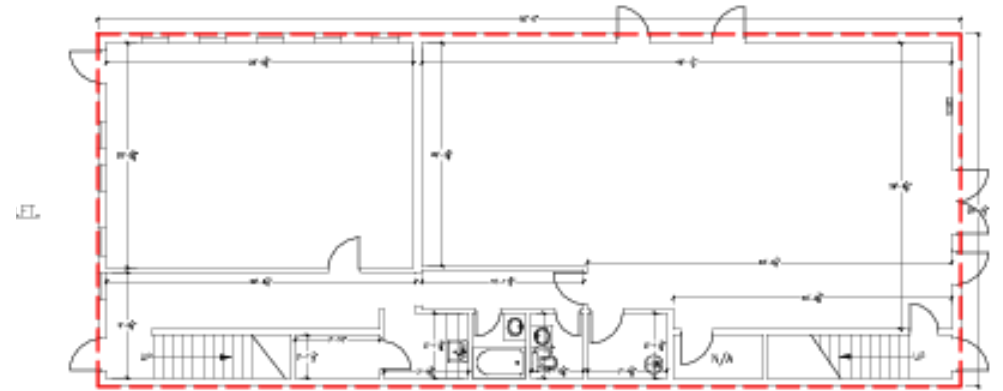
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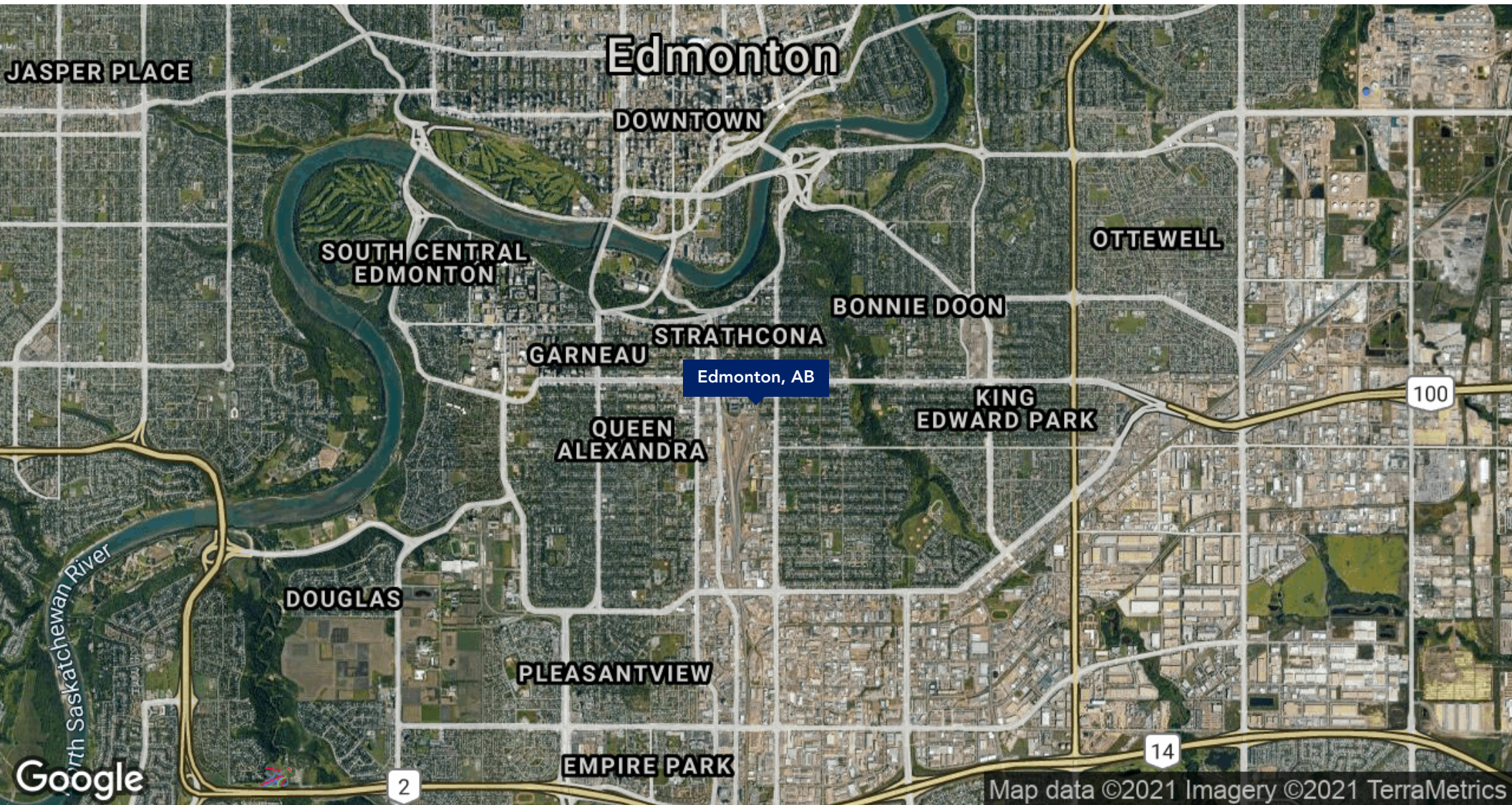
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### CONSTANTIN J. ZANOAGA

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### PROFESSIONAL BACKGROUND

Constantin J, Zanoaga

Practicing commercial investment intermediary with a demonstrated history of working in Alberta and British Colombia since 2011. Proficiencies: Tenant/Landlord lease writing, consulting, seller transactions, asset management, buyer/investor representation.

Licensing specialization: retail, industrial, business brokerage, office, land, residential, rural, and multifamily.

Clear deal negotiations and client loyalty focused. Self employed since 2004 | Active Licensed Real-Estate Associate since winter 2011. Beloved affiliations: RAE, ICSC, CoStar, BOMA, CCIM, NAR, ABA, WBA, The Derrick, Windmill Suites, Rotary

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T: AB: 780-709-3778 BC: 778-999-0772

Educate | Facilitate | Negotiate

### EDUCATION

Finance Degree. Commercial License. CCIM. ABR.

### MEMBERSHIPS

BOMA, ICSC, WBA, NAR, CHAMBER OF COMMERCE, AHLA, ROTARY

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