

GO AUTO BUILDING

16830 - 107 Avenue,
Edmonton, AB



WELL DEVELOPED THREE STOREY OFFICE BUILDING

53,808 SF OWNER/USER OPPORTUNITY IN GREAT WEST END LOCATION

PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

The Go Auto Building represents a rare opportunity for large owner-users to acquire a prominent office building in Edmonton's West End. Totalling 53,808 SF across three floors, the property offers flexible occupancy options for organizations seeking a headquarters-style building while maintaining the potential for additional rental income.

The upcoming vacancy schedule, with the third floor available October 2026 and the main and second floors available April 2027, provides a purchaser with the ability to plan for phased occupancy, occupy a portion of the building while maintaining income from the remaining space, or ultimately transition to full-building use.

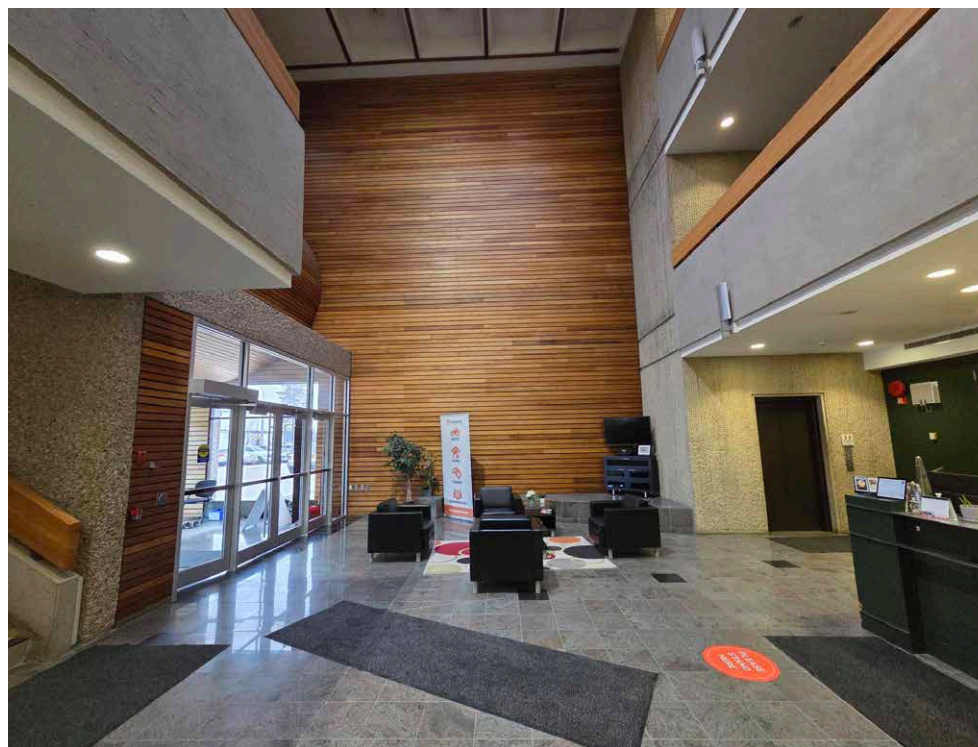
The building offers a functional office layout with a mix of open workstations and private offices, allowing flexible workspace configurations. An impressive open-to-above lobby creates a welcoming first impression, while large windows provide abundant natural light throughout the office floors. Each floor has washrooms and the building is fully equipped with central heating and air conditioning.

With excellent exposure onto 107 Avenue, ample on-site parking, and recent capital improvements, the property presents a compelling opportunity for organizations seeking long-term real estate control in a highly accessible West End location.



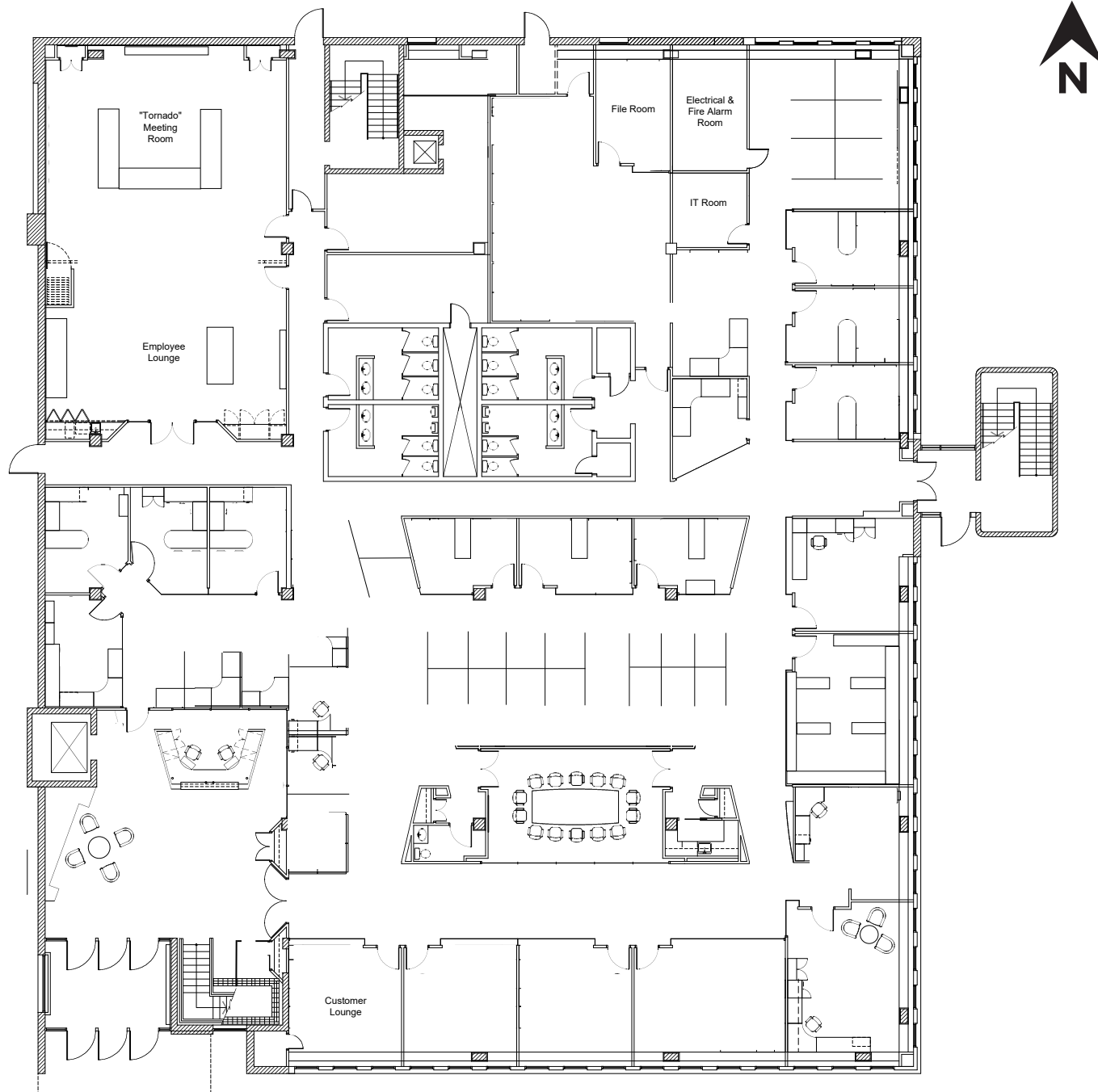
PROPERTY DETAILS

| | |
|--------------------------|---|
| MUNICIPAL ADDRESS | 16830 107 Avenue, Edmonton, AB |
| LEGAL | Plan 11420266, Blk 1, Lot 38 |
| ZONING | Business Commercial (CB) |
| NEIGHBOURHOOD | Youngstown Industrial |
| BUILDING SIZE | 53,808 SF |
| BUILT | 1965 |
| AREA AVAILABLE | Main Floor: 17,798 SF (available April 1, 2027) Second Floor: 18,005 SF (available April 1, 2027) Third Floor: 18,005 SF (available October 1, 2026) Total: 53,808 SF |
| SIGNAGE | Building signage available with high exposure to 107th Avenue |
| PARKING | 149 surface stalls (2.75 stalls/1,000 SF) |
| ELEVATOR ACCESS | Yes |
| PROPERTY TAXES | \$96,451.28 (2025) |
| ASKING PRICE | Contact listing agent |



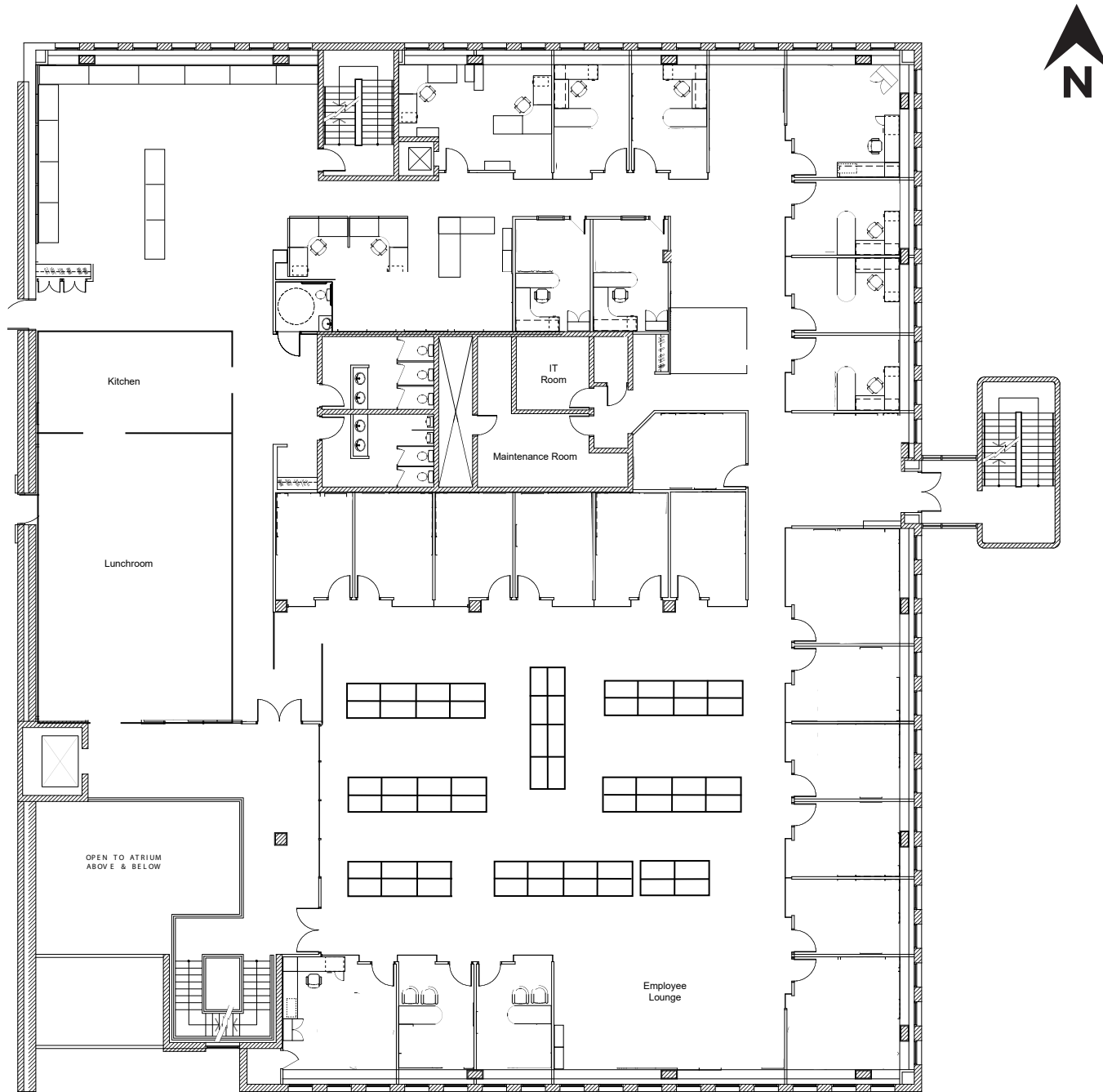
FLOOR PLAN

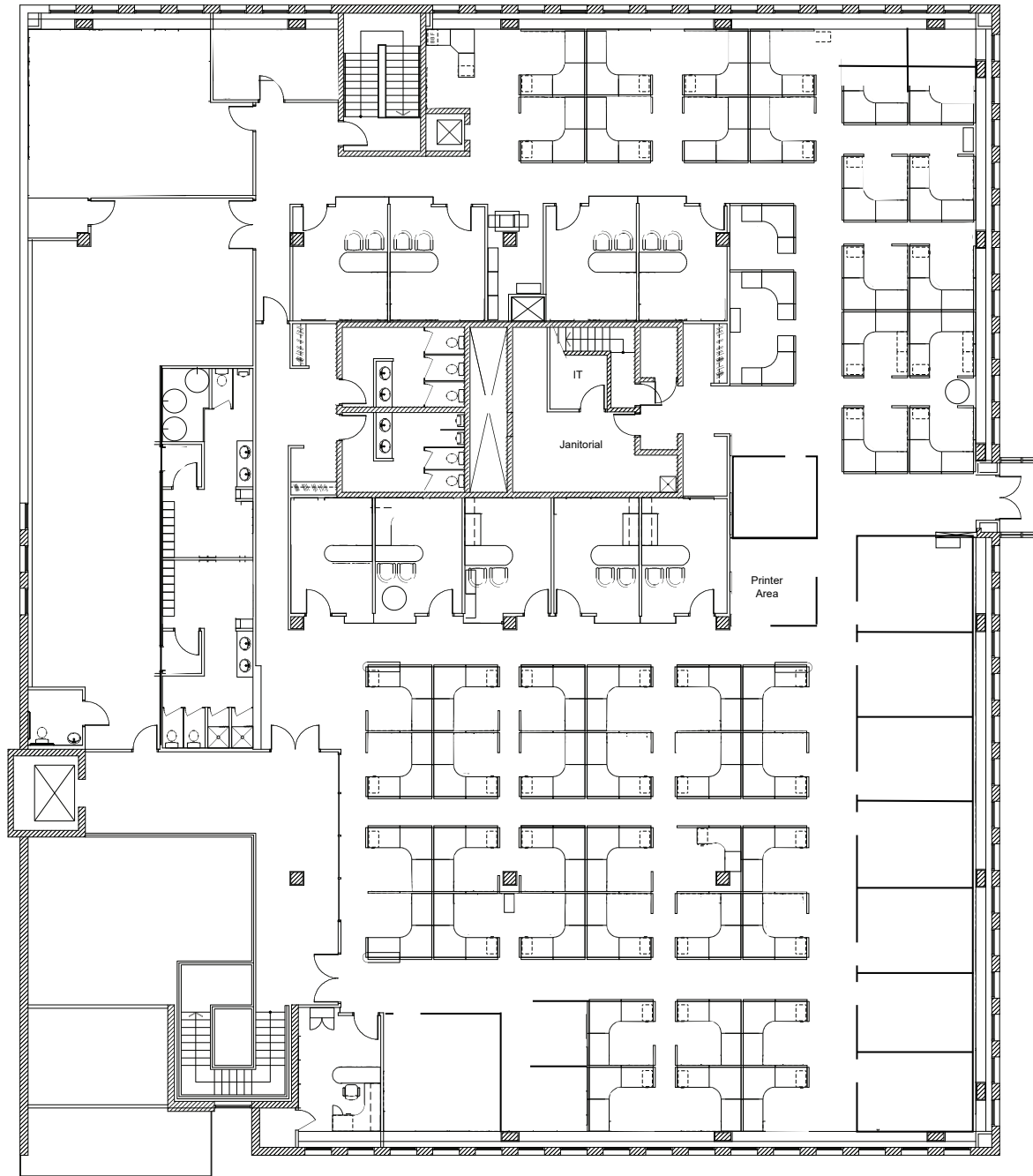
FIRST FLOOR



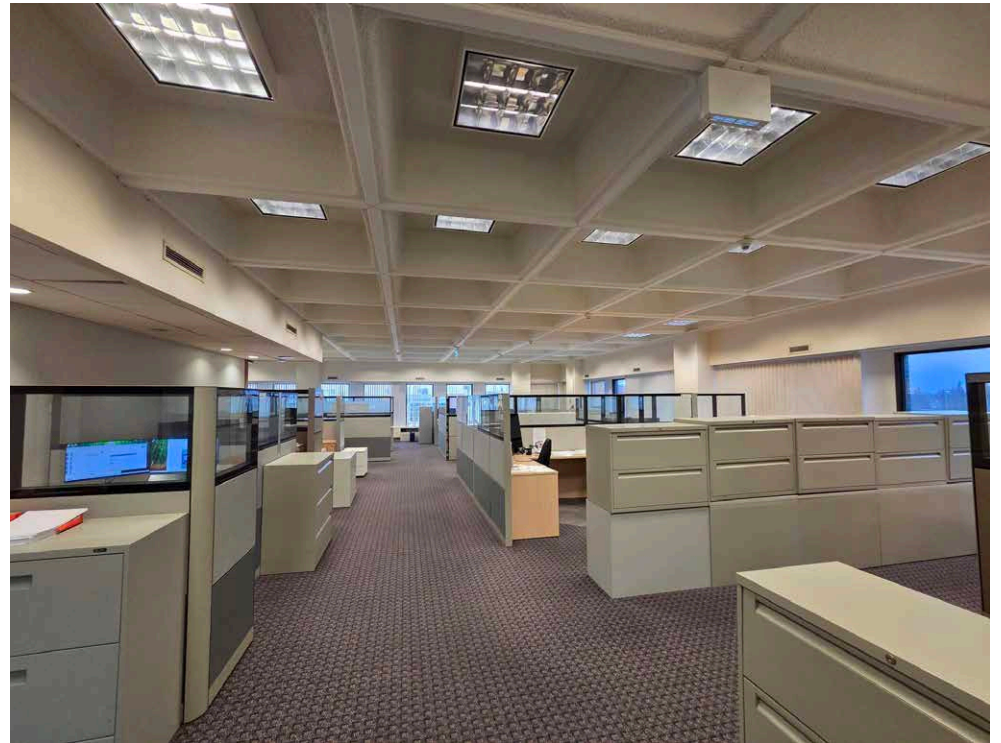
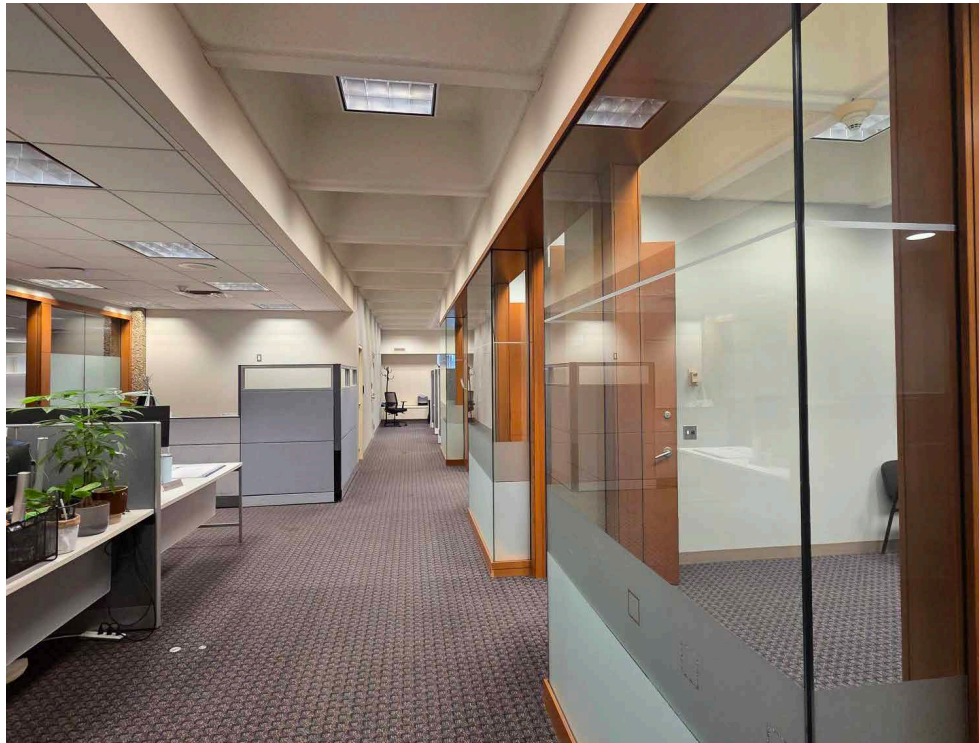
FLOOR PLAN

SECOND FLOOR





PROPERTY PHOTOS



AERIAL VIEW



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Scott Vreeland
Associate Partner
780 975 6336
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 993 0082
shane.asbell@cwedm.com

Jacob Dykstra
Senior Associate
780 934 7769
jacob.dykstra@cwedm.com