

# ALLARD BUILDING

UNIT #10230, 10218 111 STREET | EDMONTON | AB

UNIQUE SINGLE STOREY  
BUILDING WITH MODERN  
FAÇADE AND HIGH CEILINGS



NEIGHBORING TENANT



AVAILABLE



NEIGHBORING TENANT



## HIGHLIGHTS

- **FINAL REMAINING UNIT IN REDEVELOPED BUILDING**
- 20 FT + Ceiling Heights
- End cap unit
- Easily accessible street parking
- Surface stalls at rear
- Directly across from Railtown Park

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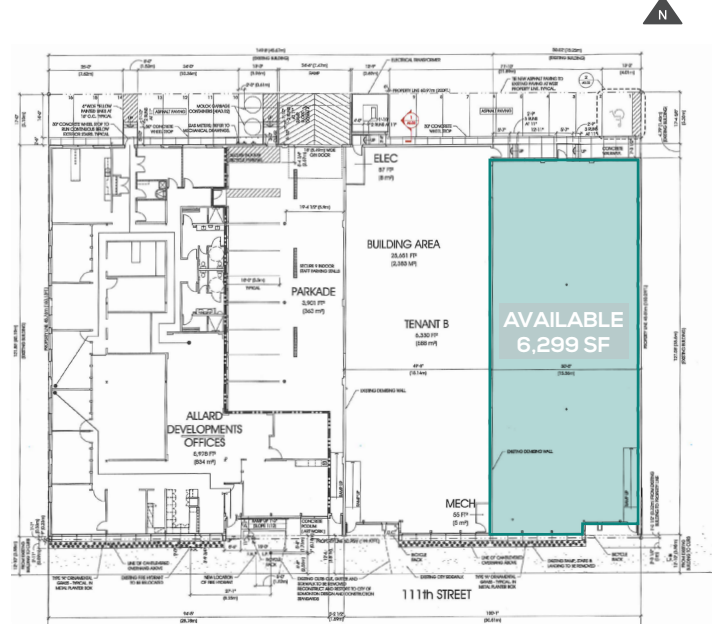


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## FEATURES

- **Vacancy:** 6,299 SF
- **Available:** Immediately
- **Municipal:** #10230, 10218 111 Street, Edmonton
- **Legal:** Lots 136-138, Block 11, Plan B4
- **Access:** 102 Avenue, 104 Avenue, Jasper Avenue, 111 Street
- **Zoning:** DC1 (999)
- **Basic Rent:** Negotiable
- **Op Costs:** \$7.50 PSF (2022 est.)
- **Parking:** 4 rear surface stalls available
- **Signage:** Front fascia
- **Tenant Mix:** Allard Developments & Poppy Barley

## MAIN FLOOR



**FINAL UNIT AVAILABLE  
IN UNIQUE RETROFIT  
BUILDING**



**EASY ACCESS TO 102 AVE  
BIKE LANES, RAILTOWN  
PARK, JASPER AVE, 104 AVE**



**SURFACE PARKING  
AVAILABLE AT  
REAR OF BUILDING**

## OPPORTUNITY

**THIS IS THE FINAL REMAINING UNIT  
IN A LOVINGLY RESTORED BUILDING,  
HISTORICALLY UTILIZED BY EDMONTON  
FOOD BANK.**

The space features 20 foot + ceiling heights, and has great potential for retail, office, gallery, fitness, or showcase industrial. Enjoy the easily accessible central location, and great neighbors with Poppy Barley and Allard Development.

## DEMOGRAPHICS



- 57,405 residents
- **129,835 DAYTIME POPULATION**
- 13.7% growth (2015-2020)
- 18.0% projected growth (2020-2025)
- Average household income of \$79,162
- **25.8% OF HOUSEHOLDS EARN MORE THAN \$100,000**
- 25.1% of households earn \$60,000 to \$100,000



- 0-19 yrs = 8.7%
- **20-39 YRS= 50.4%**
- 40-59 yrs = 22.3%
- 60+ yrs = 18.7%