

# THE ARBOR

10179 108 STREET | EDMONTON | AB

FOR LEASE OR SALE

**Omada**  
COMMERCIAL



CONCEPT DESIGN | SOUTH EAST ELEVATION



CONCEPT DESIGN | EAST ELEVATION



## FREESTANDING BUILDING ON CORNER LOT

- Rare opportunity for an investor or owner/ user in the downtown core
- Free standing corner lot, with building and onsite parking
- Immediately adjacent to planned Warehouse Park
- Close proximity to future LRT route

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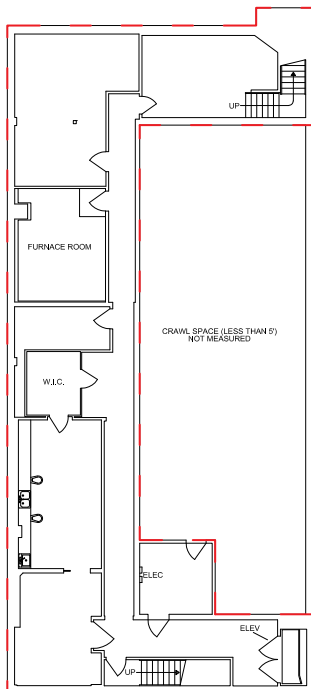
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## PROPERTY FEATURES

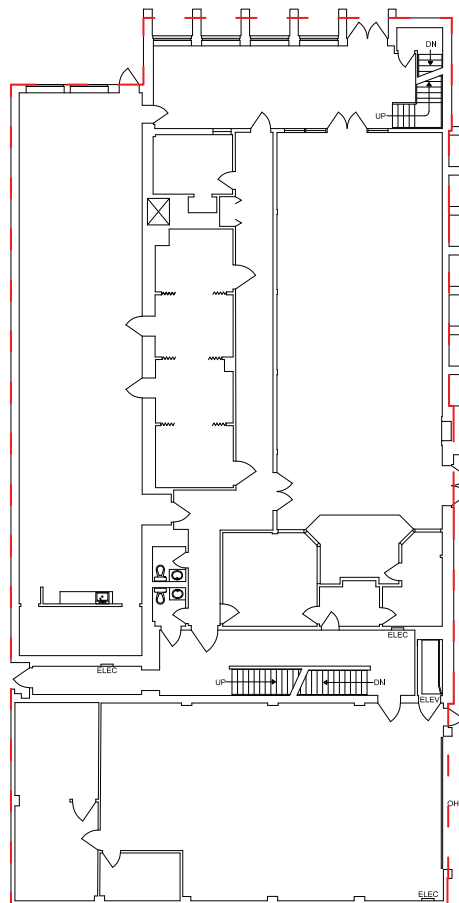
- **Building Area:**

Main Floor	8,597 SF
Upper Floor	4,745 SF
Basement	2,848 SF
<b>TOTAL</b>	<b>16,190 SF</b>
- **Site Area:** 15,003 SF
- **Municipal:** 10179 108 Street
- **Legal:** Lot 101-102, Block 7, Plan B2
- **Access:** Easily accessible off 109 Street, Jasper Avenue, 104 Avenue
- **Parking:** Currently 4 enclosed garage stalls w/ current surface area
- **Zoning:** Zoning: Urban Warehouse Zone (UW)
- **Rental Rate:** Please Contact
- **Parking:** Currently 4 enclosed garage stalls w/ current surface area
- **List Price:** **\$2,950,000**

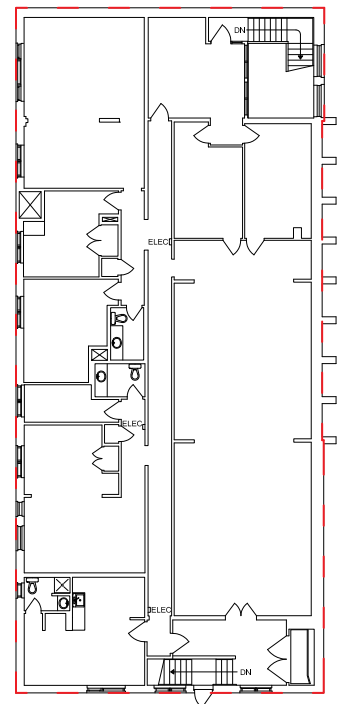
**BASEMENT**  
2,848 SF



**MAIN FLOOR**  
8,597 SF



**SECOND FLOOR**  
4,745 SF





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## OPPORTUNITY

OMADA COMMERCIAL IS PLEASED TO RELEASE FOR LEASE OR SALE A UNIQUE FREE-STANDING BUILDING.

Located in the Downtown, the Arbor is within proximity to the financial core, legislative grounds, MacEwan University, and Norquest College.

This rare corner lot is a great opportunity for an owner/user or investor.

## WAREHOUSE PARK

LOCATED ADJACENT TO THE ARBOR, LIES THE BRAND-NEW WAREHOUSE PARK, A MULTI-USE GREEN SPACE COMING TO DOWNTOWN EDMONTON IN 2025.

Warehouse Park will cover 3.6 acres (roughly 3 football fields) between 106 Street and 108 Street and Jasper Avenue to 102 Avenue. The park will provide an urban oasis for downtown residents, workers, and visitors supplying a natural public amenity to the growing downtown core. Warehouse Park is an important catalyst for private investment in the downtown core and will transform the area as it exists today.

FREE STANDING BUILDING,  
OFFERING GREAT CONVERSION  
POTENTIAL



RARE CORNER LOT, WITH ACCESS  
AND ATTACHED INTERIOR PARKING  
AREA



CLOSE PROXIMITY TO ALL MAJOR  
DOWNTOWN ATTRACTIONS



CITY OF EDMONTON WAREHOUSE  
PARK SLATED FOR COMPLETION IN  
2025 IS IMMEDIATELY ADJACENT





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## DEMOGRAPHICS (2KM RADIUS)



- 58,013 residents
- **113,597 DAYTIME POPULATION**
- 11.6% growth (2016-2021)
- 16.1% projected growth (2021-2026)



- **AVERAGE HOUSEHOLD INCOME OF \$81,452**
- 24.9% of households earn \$60,000 to \$100,000
- 24.8% of households earn more than \$100,000



- 0-19 yrs = 8.1%
- **20-39 YRS = 48.9%**
- 40-59 yrs = 22.9%
- 60+ yrs = 20.0%



- 20,800 VPD on Calgary Trail
- **27,800 VPD ON GATEWAY BOULEVARD**

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