

| TWO STOREY BUILDING ON 104 STREET |

BUILDING FOR SALE

10177 104 STREET | EDMONTON | AB



TWO STOREY BUILDING ON 104 STREET PROMENADE FOR SALE

- Rare availability on the 104 Street Promenade
- 2 storey building, with onsite surface parking
- Street front patio
- Rental income in place

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Partner

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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

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SIX (6) SURFACE PARKING STALLS ON SITE



QUALITY RESTAURANT TENANT ON MAIN FLOOR



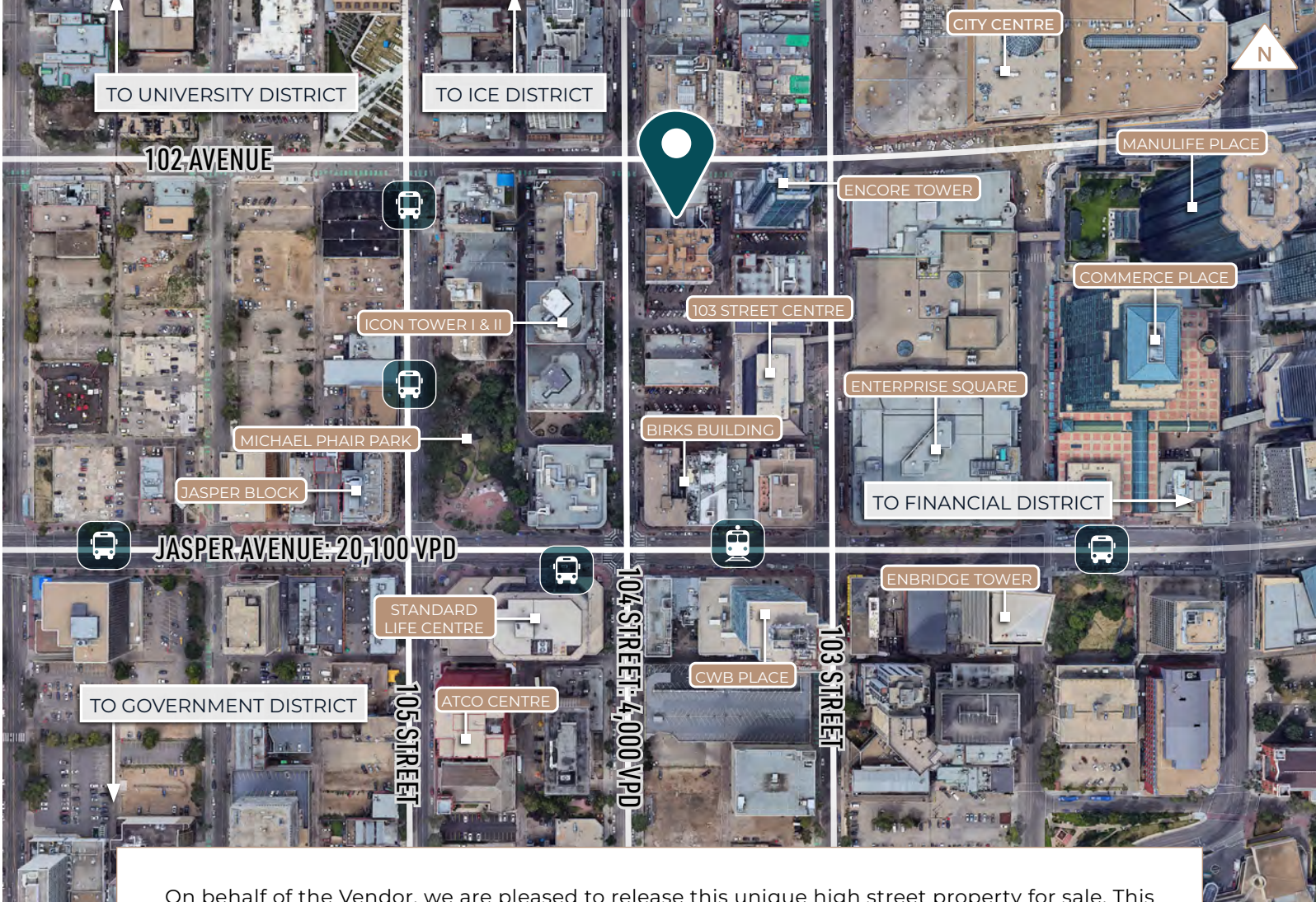
NEWLY BUILT OFFICE SPACE ON MAIN & SECOND FLOOR: 2 UNITS



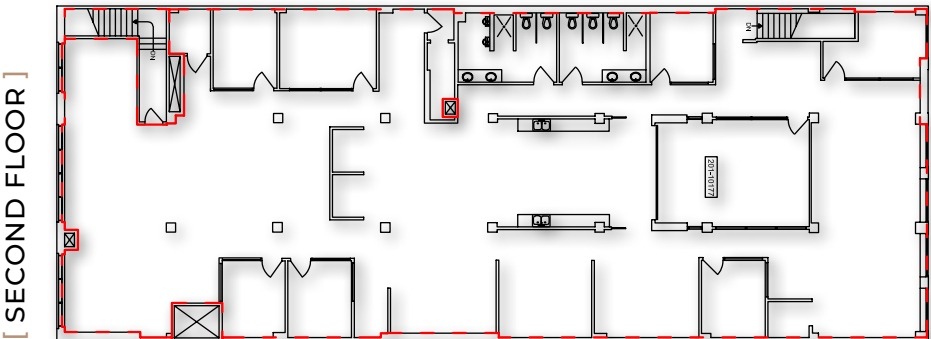
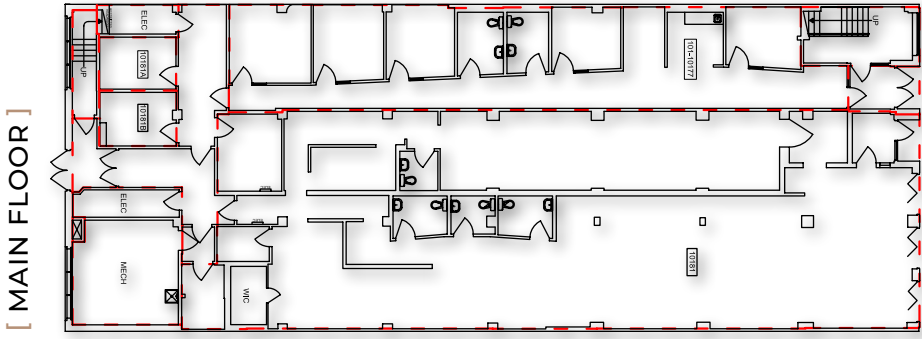
PRIME PLACEMENT ON THE 104 STREET PROMENADE

PROPERTY FEATURES

Building Area	12,000 SF (approx.)
Site Area	7,500 SF
Municipal	10177 104 street
Legal	Lot 167, Block 3, Plan NB1
Access	Easily accessible off 109 ST, Jasper Avenue, 104 Avenue
Zoning	(HA) Heritage Area Zone
Year Built	1978
Parking	Approximately Six (6) surface parking stalls
Exposure	104 Street & 102 Avenue
List Price	\$4,500,000 \$3,950,000

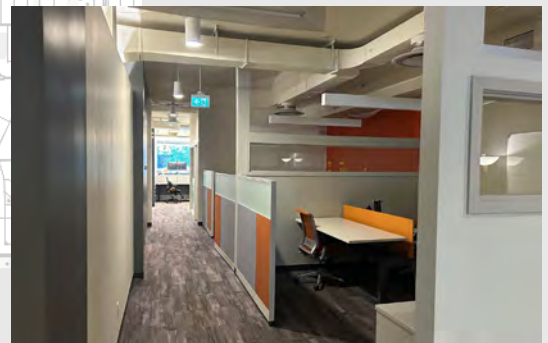
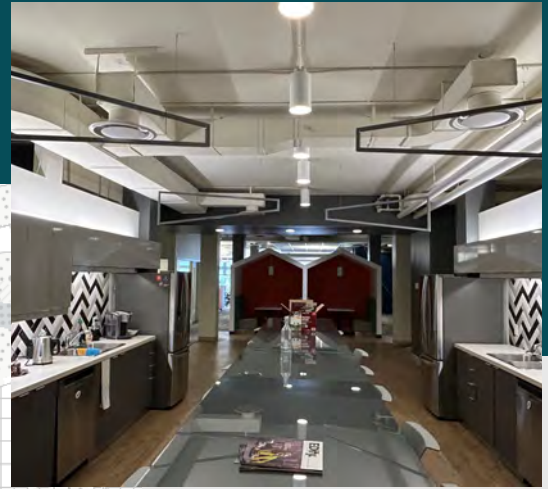


On behalf of the Vendor, we are pleased to release this unique high street property for sale. This building benefits from prominent placement on the 104 Street Promenade, with onsite alley parking. The interior of the building has many recent upgrades, including two (2) prime office suites. Birdog restaurant is a solid local operator bringing vibrancy and rental income to the building.



IDEALLY SITUATED

10177 104 STREET | EDMONTON | AB



+ 20,100 VPD ON JASPER AVENUE

[POPULATION]

57,484 residents

123,305 daytime population

9.8% growth (2016-2022)

18.5% projected growth (2022-2027)

[AGE]

0-19 yrs = 8.3%

20-39 yrs = 47.3%

40-59 yrs = 23.7%

60+ yrs = 20.7%

[INCOME]

Average household income of \$89,483

24.0% of households earn \$60,000 to \$100,000

28.0% of households earn more than \$100,000

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