

FREESTANDING BUILDING ON 104 STREET

10187 104 STREET | EDMONTON | AB

BUILDING FOR SALE



FREESTANDING BUILDING ON CORNER LOT FOR SALE

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- Rare opportunity for a developer or owner/ user in the downtown core
- Free standing corner lot: 3 storey building with full basement and onsite parking
- Roof Top Patio
- Located on 104 Street Promenade

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| 780.540.5320

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

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ELEVATOR ACCESS



OVERSIZED WINDOWS



PREVALENT BRICK & BEAM FEATURES



SEVEN (7) SURFACE PARKING STALLS ON SITE



HIGH PROFILE BUILDING WITH ROOF TOP PATIO

Building Area	Lower Level	4,929 SF
	Main Floor	5,158 SF
	Second Floor	5,392 SF
	Third Floor	5,581 SF
	TOTAL	21,060 SF

Site Area	7,500 SF
Municipal	10187 104 Street
Legal	Lot 168, Block 3, Plan NB1
Access	Easily accessible off 109 ST, Jasper Avenue, 104 Avenue
Zoning	(HA) Heritage Area Zone
Year Built	1912
Parking	Seven (7) surface parking stalls
Exposure	104 Street & 102 Avenue
List Price	\$4,100,000 \$3,900,000

OPPORTUNITY

On behalf of the Vendor, we are pleased to release this unique high street property for sale. This brick building is a 3 storey structure with approximately 21,060 SF of interior space. There is a full basement, on site parking, and a roof top patio. It is situated prominently on the 104 Street Promenade. The site offers exposure with a hard corner lot at 104 Street and 102 Avenue. There are seven (7) surface parking stalls on the lot. Loading is available with a rear man door. Building is currently vacant.

DEMOGRAPHICS



- 57,484 residents
- **123,305 daytime population**
- 9.8% growth (2016-2022)
- 18.5% projected growth (2022-2027)



- 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**

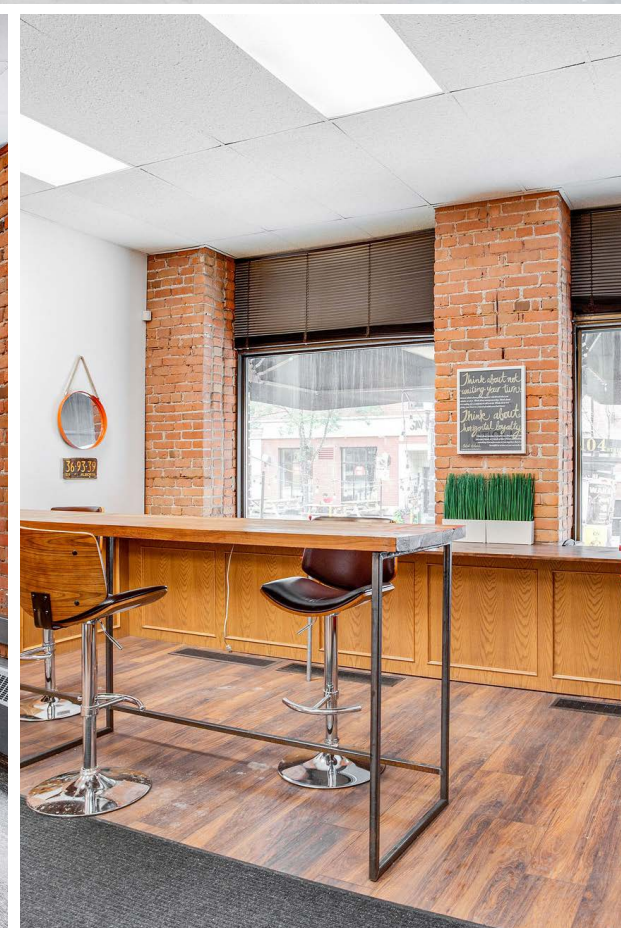
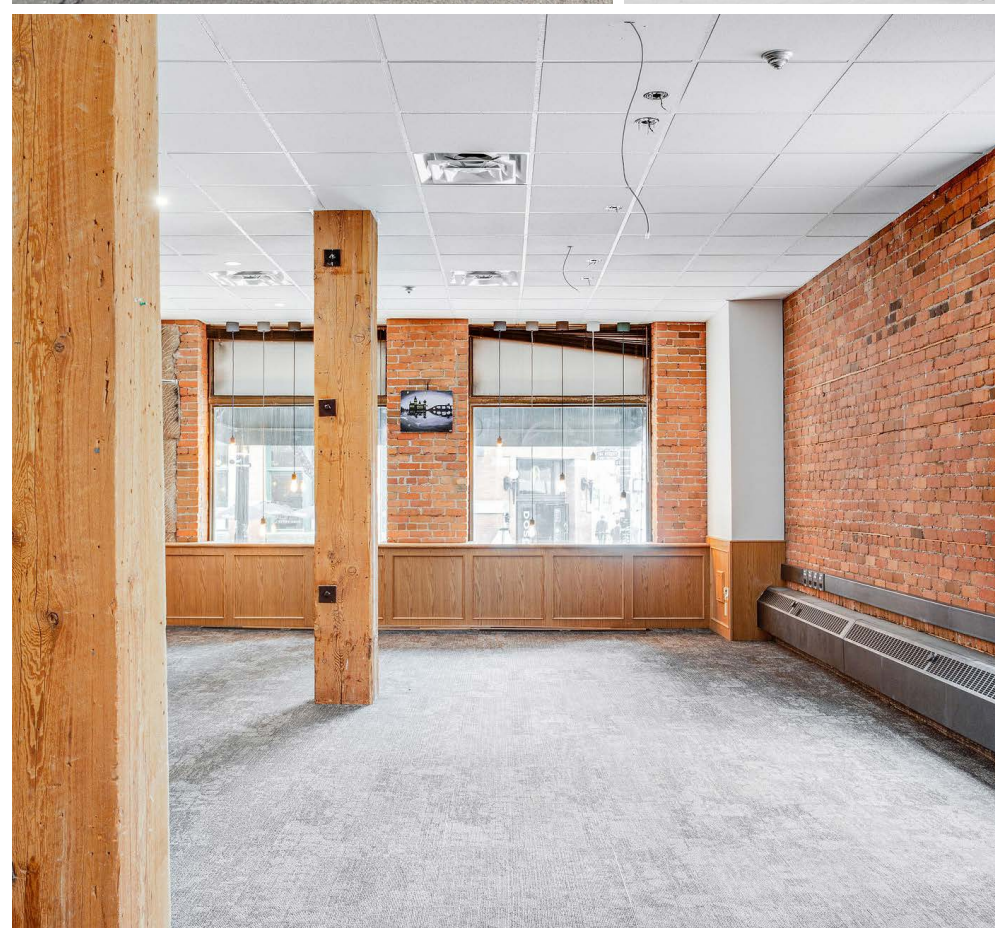
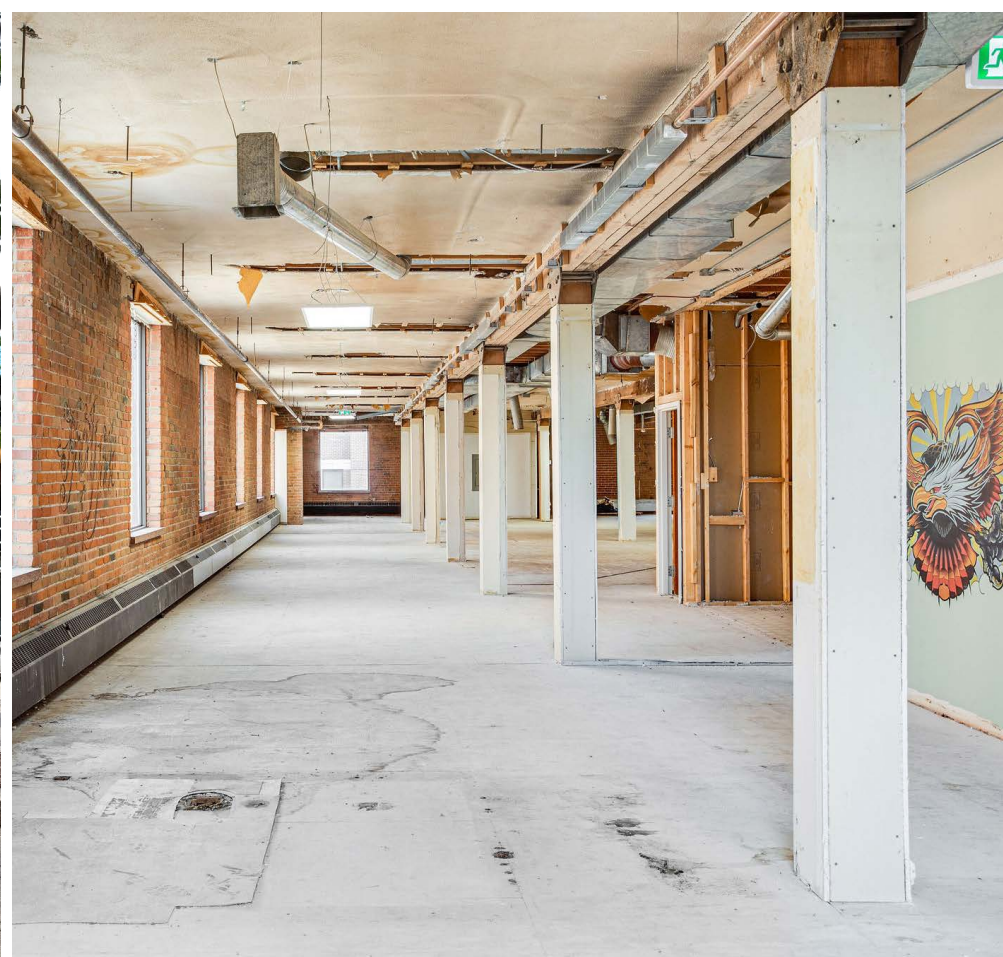


- 0-19 yrs = 8.3%
- **20-39 yrs = 47.3%**
- 40-59 yrs = 23.7%
- 60+ yrs = 20.7%



- **20,100 VPD on Jasper Avenue**





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