

BUILDINGS FOR SALE

TWO FREESTANDING BUILDINGS
GENERATING RENTAL INCOME

TWO FREE STANDING BUILDINGS IN OLD STRATHCONA

10401 82 AVENUE

Two Storey Brick Corner Building

8114 104 STREET

Chicago Deep Dish Building



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- Opportunity to purchase two (2) separately titled Whyte Avenue properties
- Positioned along Whyte Avenue and 104th Street benefiting from prime exposure to over 23,500 vehicles per day
- Outstanding signage profile and visibility
- Located in the heart of Edmonton's main shopping and entertainment district
- Purchase Price: \$3,250,000

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OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

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PROPERTY FEATURES

10401 82 Avenue – Two Storey Brick Corner Building

Municipal	10401 82 Avenue NW, Edmonton, AB	
Legal	Plan I, Block 62, Lots 6,7 & 8	
Zoning	Direct Development Control Provision (DC1 (20476))	
Building Area	Main Floor	2,525 SF
	Second Floor	2,715 SF
	Basement	1,903 SF
Site Size	2,849 SF	

8114 104 Street - Chicago Deep Dish Building

Municipal	8114 104 Street NW, Edmonton, AB	
Legal	Plan I, Block 62, Lots 4	
Zoning	Direct Development Control Provision (DC1 (20476))	
Building Area	Main Floor	1,500 SF
Parking	Surface Parking	
Site Size	3,566 SF	



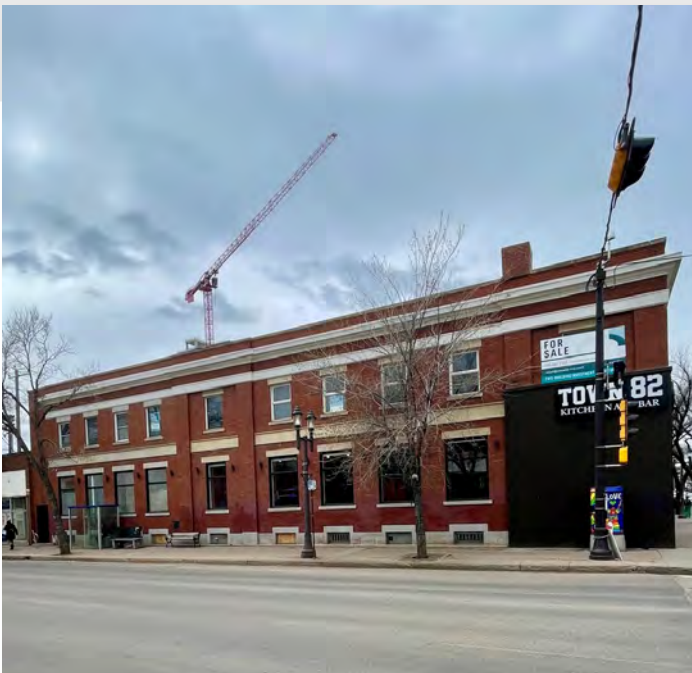
PROMINENT EXPOSURE TO
WHYTE AVENUE & 104TH STREET



HIGH TRAFFIC INTERSECTION

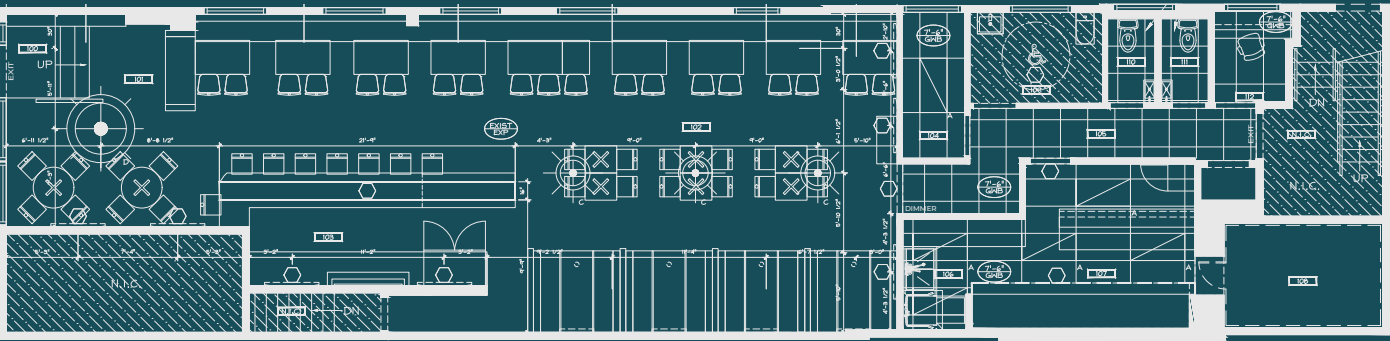


RENTAL INCOME FROM TWO
RESTAURANT TENANTS

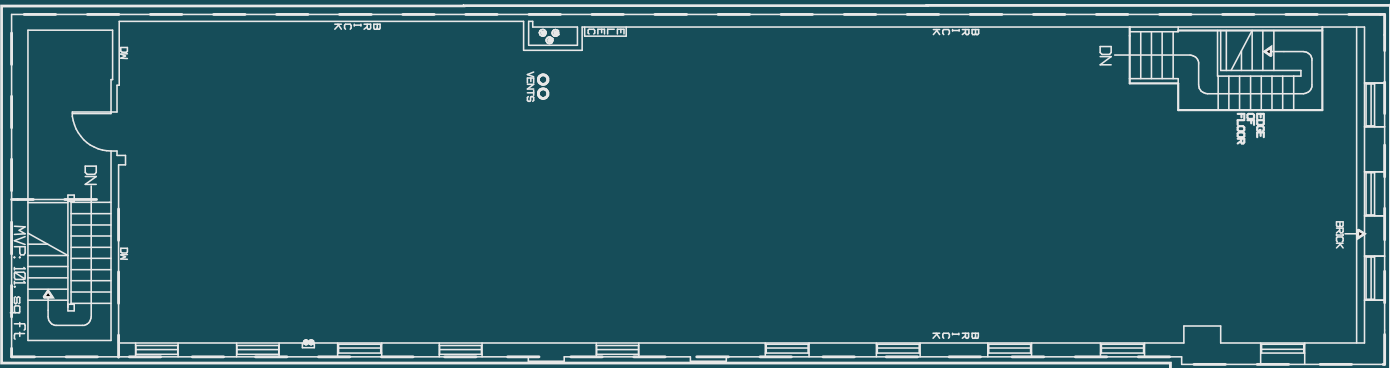


10401 82 AVENUE - TWO STOREY BRICK CORNER BUILDING

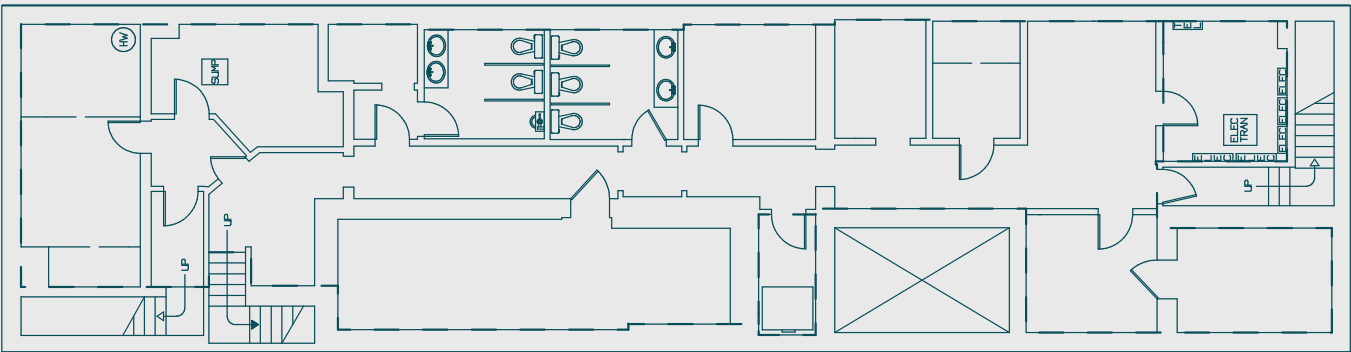
MAIN FLOOR: 2,525 SF



2ND FLOOR: 2,715 SF



BASEMENT: 1,903 SF



THE OPPORTUNITY

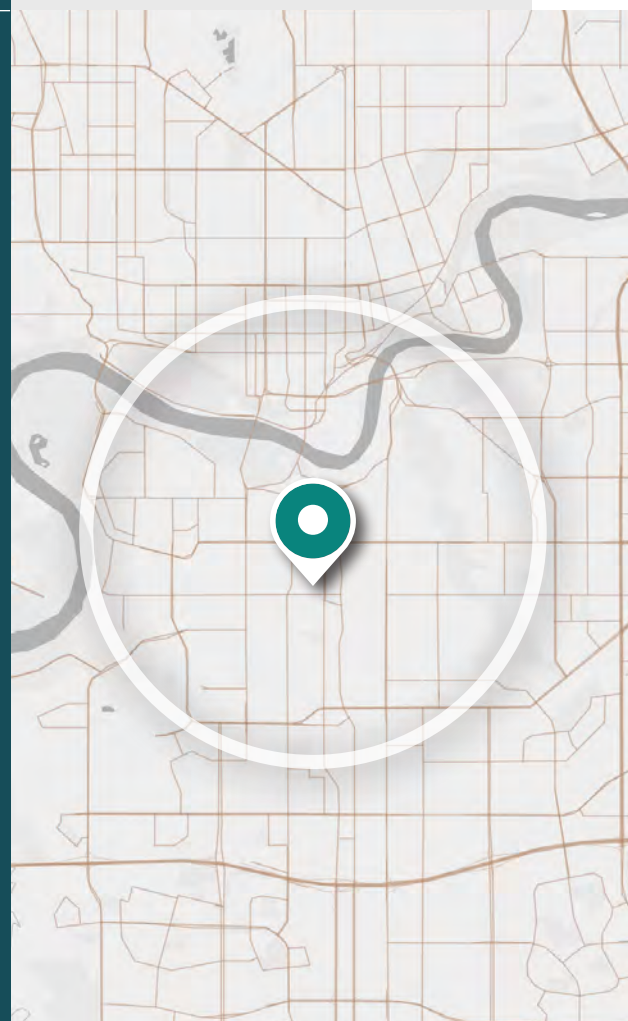
LOCATED IN ONE OF EDMONTON'S BUSIEST SHOPPING AND ENTERTAINMENT DISTRICTS, THESE PROPERTIES ARE SITUATED ON THE CROSSROADS OF WHYTE AVENUE & 104TH STREET PROVIDING EASY ACCESS TO ALL CORNERS OF THE CITY.

Built in 1908, this unique character-building offers a stunning exposed brick interior with an abundance of natural light. The countless coffee shops and retailers along Whyte Avenue provide the perfect urban environment for modern offices.

Chicago Deep Dish Pizza is one of Edmonton's most long standing, and iconic fixtures on Whyte Avenue. This tenant has been serving up pizza to the patrons of Whyte Avenue for decades.

Whyte Avenue is Edmonton's main arts and entertainment district as well as a shopping hub for visitors, area residents, and students at the nearby University of Alberta. Home to over 700 businesses, this high street is located in Strathcona, which is consistently voted one of Edmonton's best neighborhoods by Edify Magazine and draws people of all ages and interests, making it a must-visit destination for everyone. The site is surrounded by a dense residential neighborhood and new condo developments including Raymond Block and Southpark on Whyte.





AREA DEMOGRAPHICS

2 KM RADIUS

43,256

DAYTIME POPULATION

40,672 residents
7.8% growth (2016-2021)
12.3% proj. growth (2021-2026)

53.1%

20-39 YRS

0-19 yrs = 12.0%
40-59 yrs = 18.9%
60+ yrs = 16.1%

96,424

AVERAGE HOUSEHOLD INCOME

23.3% earn \$60-100,000
31.5% earn \$100,000+

23,500

VPD ON WHYTE AVENUE

21,100 VPD on 104th Street

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