

FREESTANDING BUILDING ON CORNER LOT

FOR LEASE / SALE



108 STREET FREESTANDING BUILDING

10179 108 Street | Edmonton | AB

- Rare opportunity for an investor or owner/ user in the downtown core
- Free standing corner lot, with building and onsite parking
- Immediately adjacent to O-day'min Park (now open)
- Close proximity to West LRT Valley Line. 3 Blocks from Alex Decoteau Stop

ERIC SLATTER

Partner

780.686.3742

eric.slatter@omada-cre.com

BEN ASHWORTH

Associate

780.953.9072

ben.ashworth@omada-cre.com

| OMADA-CRE.COM | 780.540.5320

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COMMERCIAL

PROPERTY FEATURES

Building Area	Main Floor	8,597 SF
	Upper Floor	4,745 SF
	Basement	2,848 SF
	TOTAL	16,190 SF
Site Area	15,003 SF	
Municipal	10179 108 Street	
Legal	Lot 101-102, Block 7, Plan B2	
Access	Easily accessible of 109 Street, Jasper Avenue, 104 Avenue	

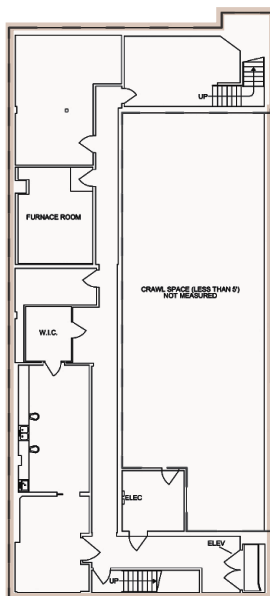
Zoning	Urban Warehouse Zone (UW)
Rental Rate	Please Contact
Parking	Currently 4 enclosed garage stalls & approximately 12 surface stalls
List Price	\$2,950,000 \$2,450,000 \$163 PSF Land Value \$184 PSF Building Value

MARKET INSIGHT

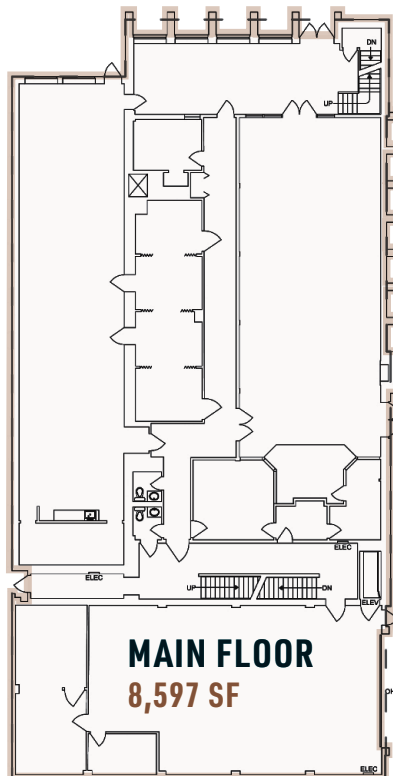
Omada Commercial is pleased to release for lease or sale a unique free-standing building. Located in the Downtown, the 108 Street Building is within proximity to the financial core, legislative grounds, MacEwan University, and Norquest College. This rare corner lot is a great opportunity for an owner/user or investor.

FLOOR PLANS

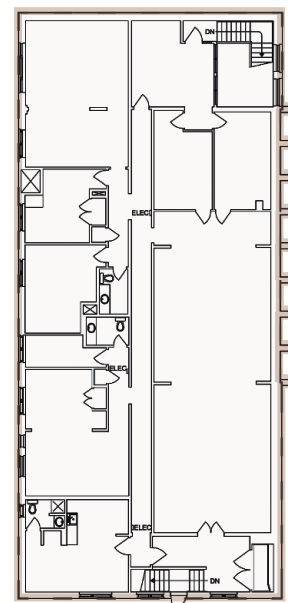
108 STREET NW



BASEMENT
2,848 SF



MAIN FLOOR
8,597 SF



UPPER FLOOR
4,745 SF



FREE STANDING BUILDING, OFFERING GREAT CONVERSION POTENTIAL



RARE CORNER LOT, WITH ACCESS AND ATTACHED INTERIOR PARKING AREA



CLOSE PROXIMITY TO ALL MAJOR DOWNTOWN ATTRACTIONS

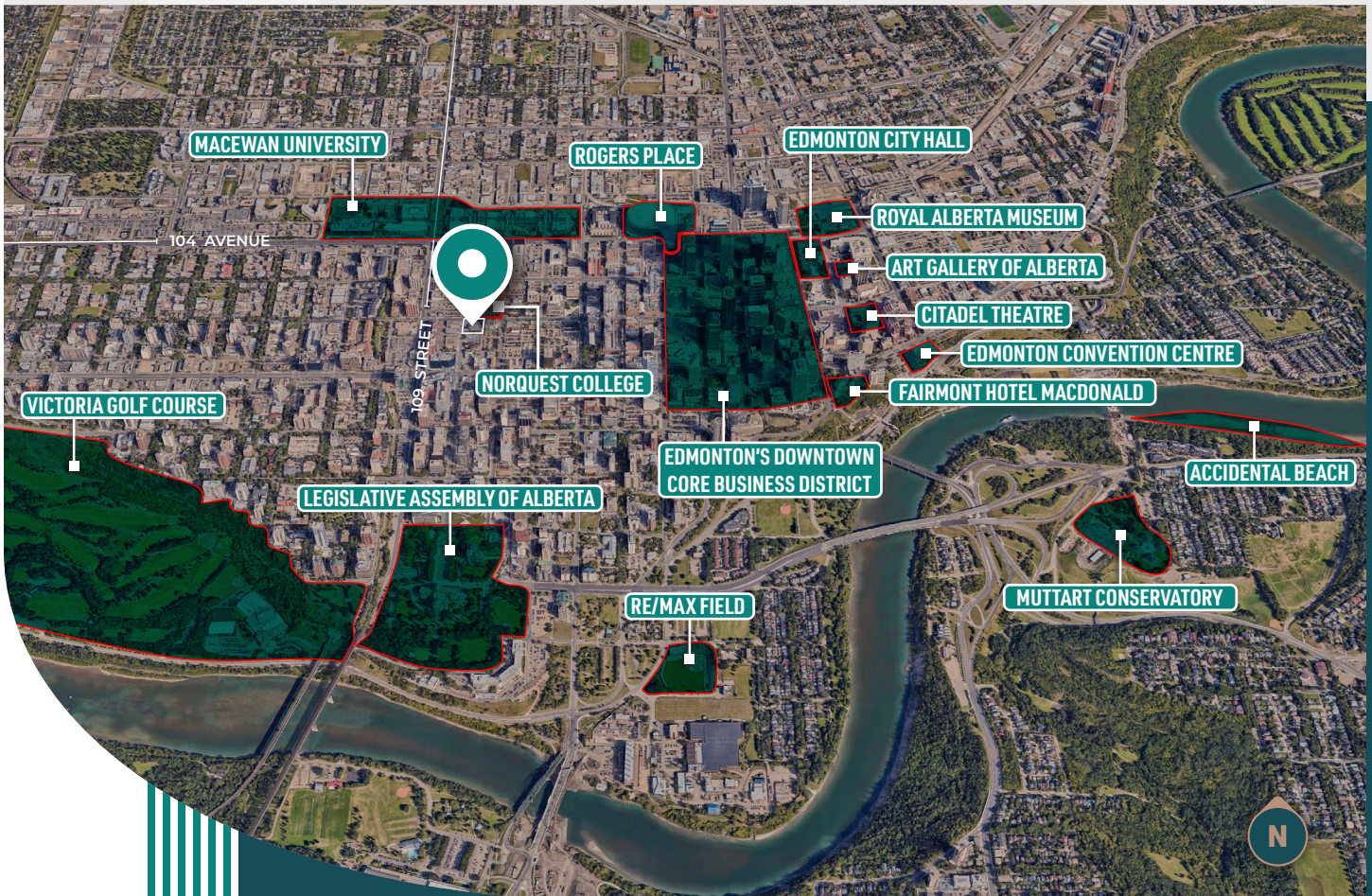


CITY OF EDMONTON O-DAY'MIN PARK COMPLETED IN 2025 IS IMMEDIATELY ADJACENT

O-DAY'MIN PARK

LOCATED ADJACENT TO THE 108 STREET BUILDING, LIES THE BRAND-NEW O-DAY'MIN PARK, A MULTI-USE GREEN SPACE CAME TO DOWNTOWN EDMONTON IN 2025

O-day'min Park covers 3.6 acres (roughly 3 football fields) between 106 Street and 108 Street and Jasper Avenue to 102 Avenue. The park provides an urban oasis for downtown residents, workers, and visitors supplying a natural public amenity to the growing downtown core. O-day'min Park is an important catalyst for private investment in the downtown core and transforms the area as it exists today.



AREA DEMOGRAPHICS

2 KM RADIUS

120,981

DAYTIME POPULATION

59,677 residents
14.0% growth (2018-2024)
25.6% proj. growth (2018-2029)

48.4%

20-39 YRS

0-19 yrs = 8.9%
40-59 yrs = 21.7%
60+ yrs = 20.9%

81,734

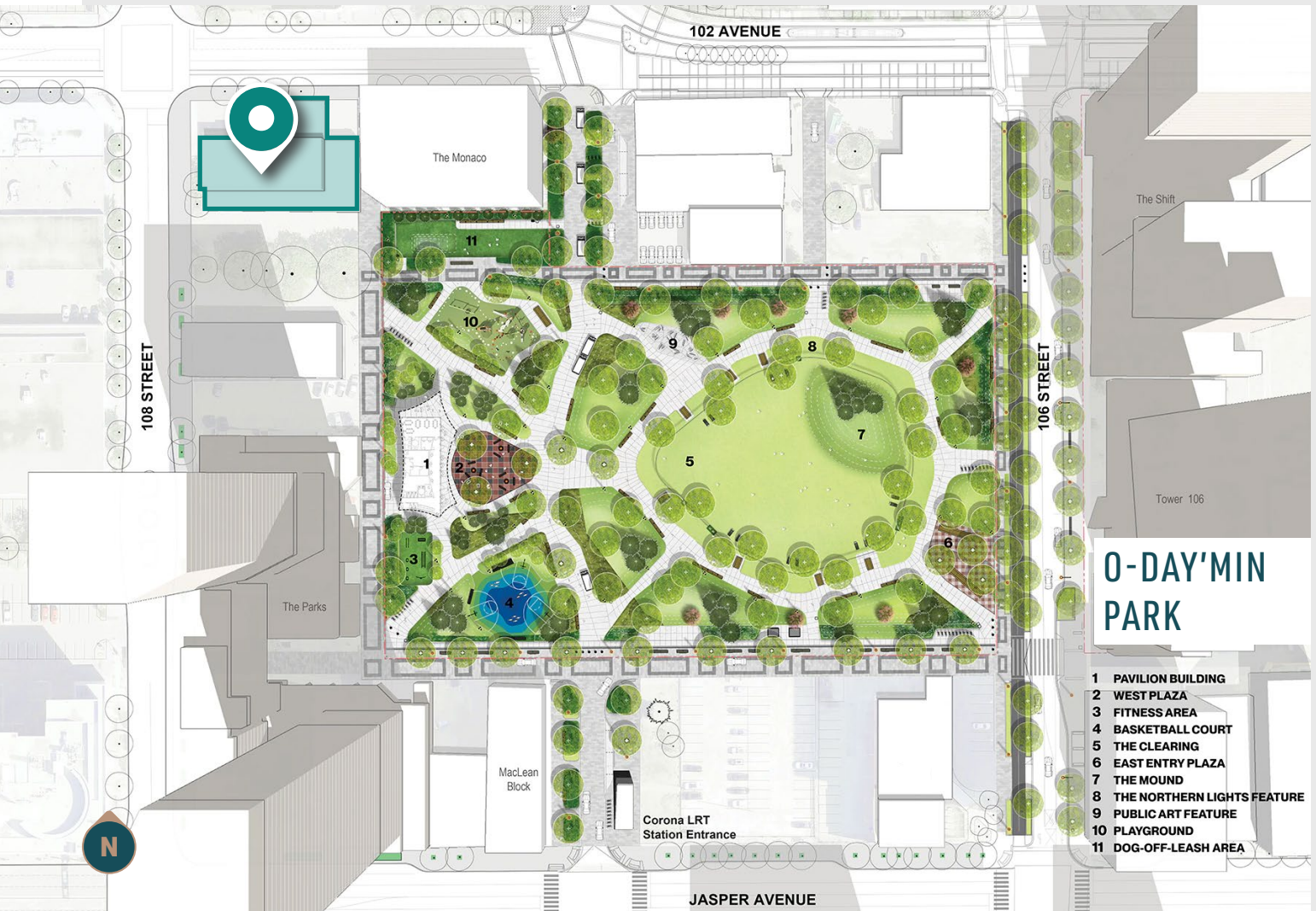
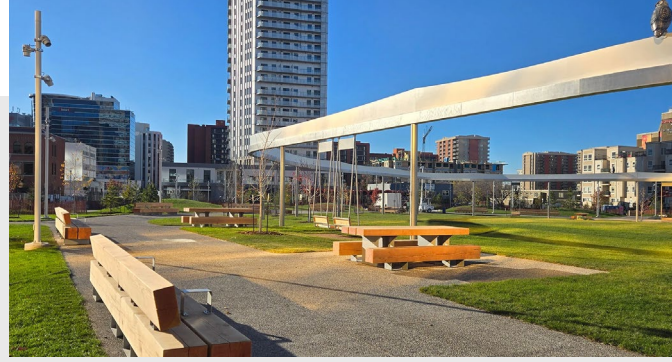
AVERAGE HOUSEHOLD INCOME

25.8% earn \$60-100,000
25.2% earn \$100,000+

39,930

VPD ON CALGARY TRAIL

31,460 VPD on
Gateway Boulevard



O-DAY'MIN PARK

- 1 PAVILION BUILDING
- 2 WEST PLAZA
- 3 FITNESS AREA
- 4 BASKETBALL COURT
- 5 THE CLEARING
- 6 EAST ENTRY PLAZA
- 7 THE MOUND
- 8 THE NORTHERN LIGHTS FEATURE
- 9 PUBLIC ART FEATURE
- 10 PLAYGROUND
- 11 DOG-OFF-LEASH AREA

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