

# FOR SALE OR LEASE

## THE ARBOR

10179 108 Street | Edmonton | AB

FREESTANDING BUILDING ON CORNER LOT



CONCEPT DESIGN | SOUTH EAST ELEVATION



CONCEPT DESIGN | EAST ELEVATION



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- 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

OMADA-CRE.COM | 780.540.5320

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

**Omada**  
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

Parking Currently 4 enclosed garage stalls w/ current surface area

Zoning Urban Warehouse Zone (UW)

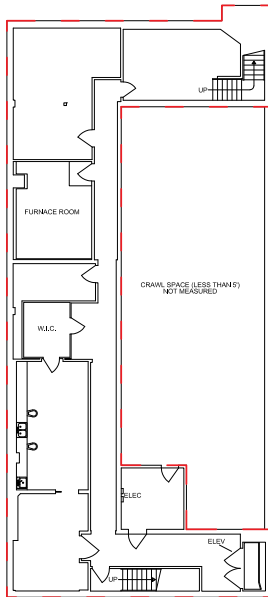
Rental Rate Please Contact

Parking Currently 4 enclosed garage stalls w/ current surface area

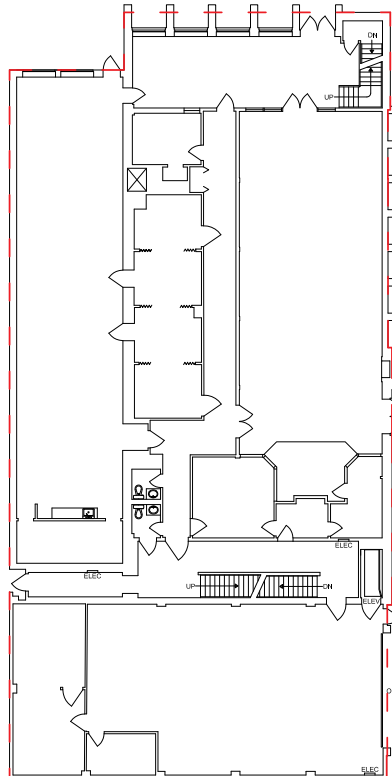
List Price \$2,950,000

## SITE PLAN

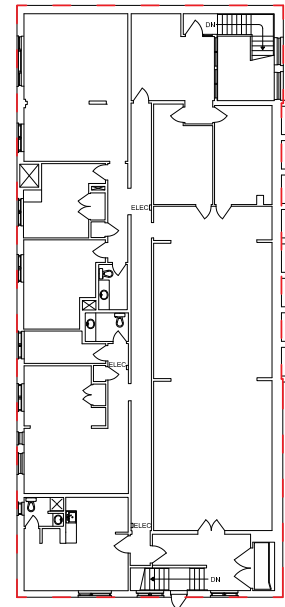
BASEMENT  
2,848 SF



MAIN  
8,597 SF



SECOND  
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 WAREHOUSE PARK SLATED FOR COMPLETION IN 2025 IS IMMEDIATELY ADJACENT

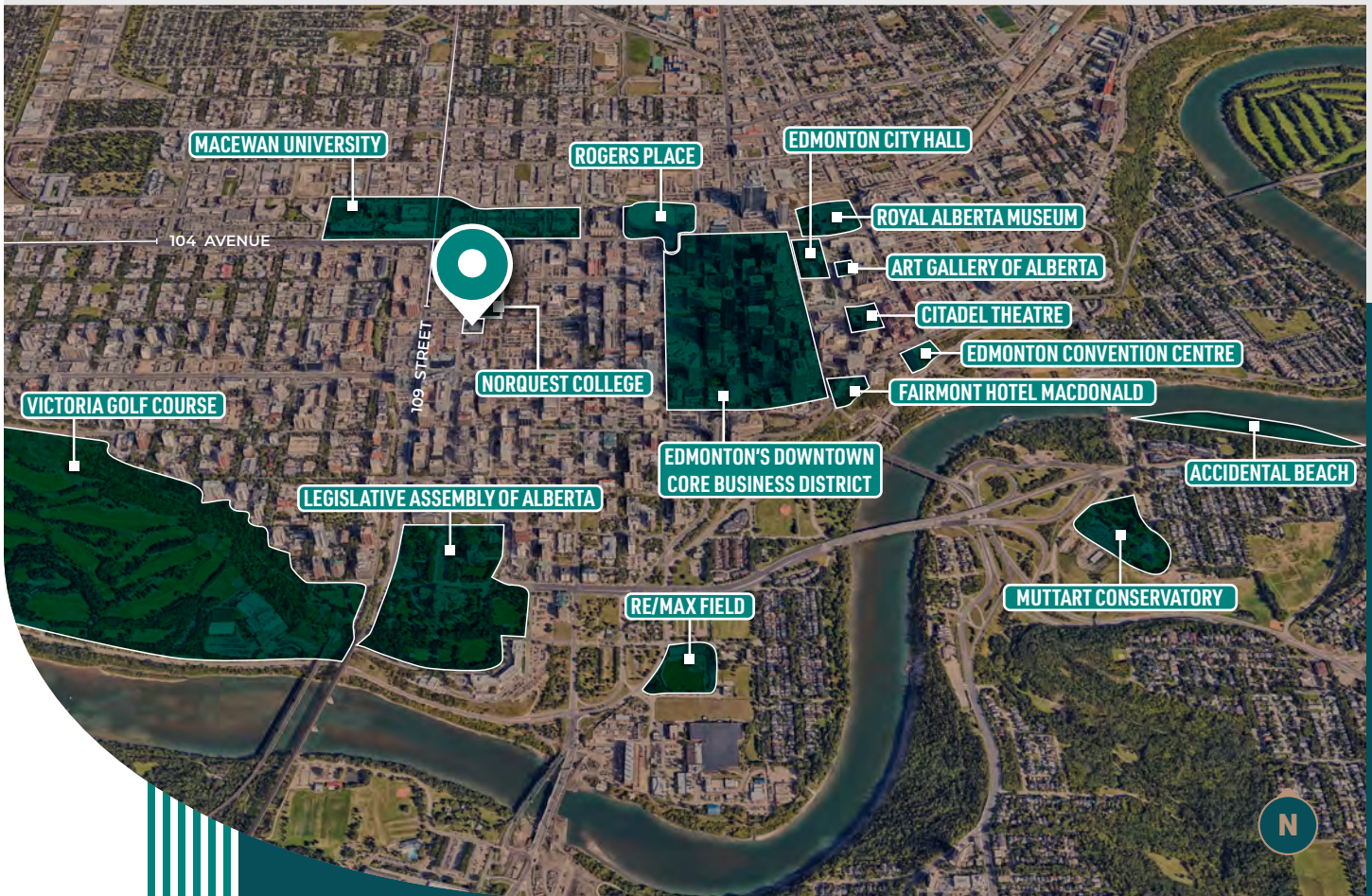
# THE OPPORTUNITY

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.





THE ARBOR



# 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