

# COMMERCIAL CONDO FOR SALE

MAIN FLOOR END-CAP CORNER  
UNIT FACING 104 AVENUE



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## GLENORA GATES

#144, 10403 122 Street Edmonton | AB



**PLEASE RESPECT THE BUSINESS OPERATING IN THE SPACE.**  
ALL TOURS MUST BE BOOKED WITH THE LISTING AGENT.



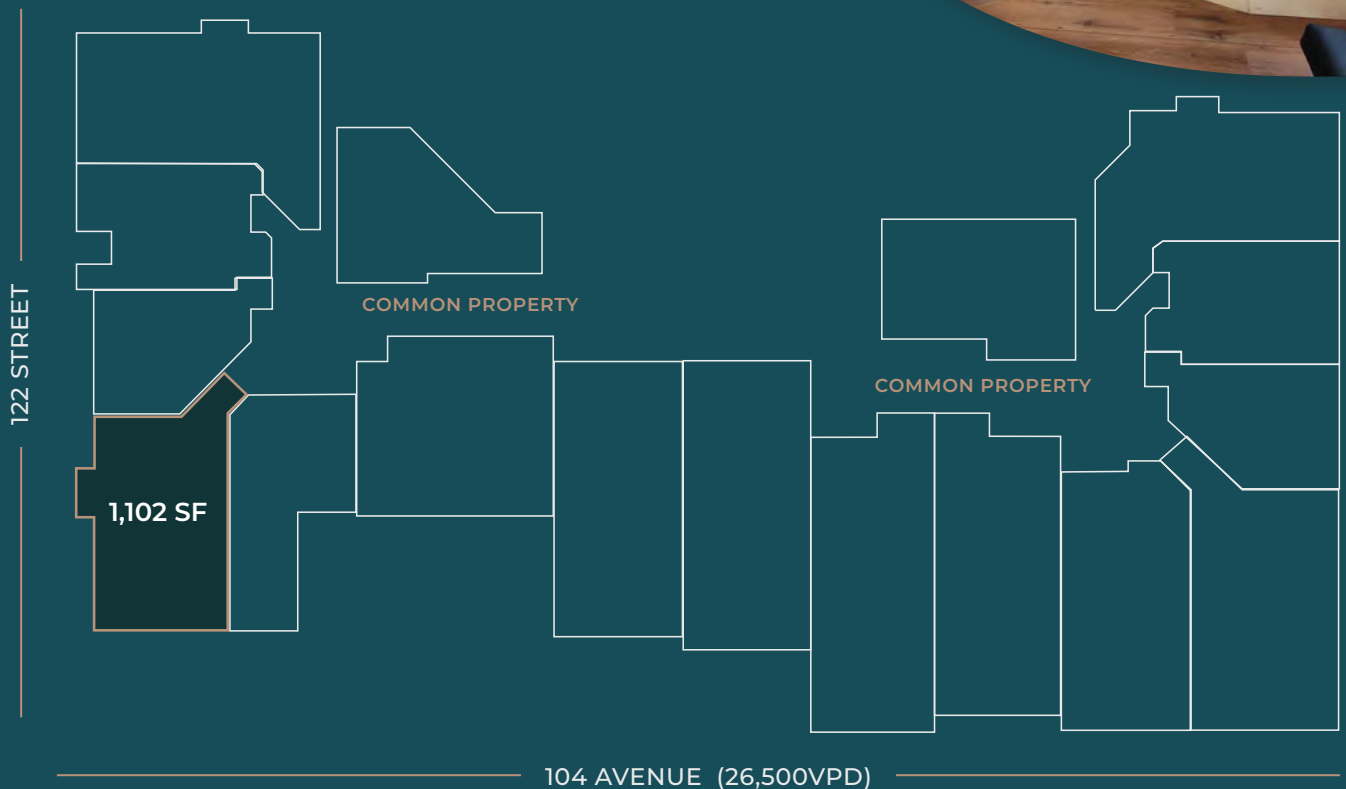
- 1,102 SF unit for sale
- Excellent owner/user or investment opportunity
- Short-term Tenant in place until September 1, 2025
- Bright, modern and recently upgraded unit that shows well
- 26,500 vehicles daily on 104 Avenue with major bus routes and future LRT stops near the site
- Immediately adjacent to the Brewery District with great connectivity to the downtown core
- Supported by 184 residential units above and high density residential in the area

# PROPERTY FEATURES

<b>Property</b>	Commercial Condo
<b>Vacancy</b>	1,102 SF (Includes patio & 1 titled parking stall)
<b>Year Built</b>	2003
<b>Municipal</b>	#144, 10403 122 Street, Edmonton, AB
<b>Legal</b>	Plan 0325697, Unit 38 / Stall 450
<b>Access</b>	104 Avenue & 122 Street
<b>Zoning</b>	DC1 (999) - Direct Development Control Provision
<b>Parking</b>	1 titled parking stall Heated underground parkade Ample street parking
<b>Management</b>	Professionally managed building
<b>Prop. Taxes</b>	\$687.53 monthly (2025 est.)
<b>Condo Fees</b>	\$563.30 monthly (2025 est.)
<b>Sale Price</b>	\$375,000 <b>\$334,000</b>
<b>Short Term Lease Expiry</b>	September 1, 2025



# SITE PLAN

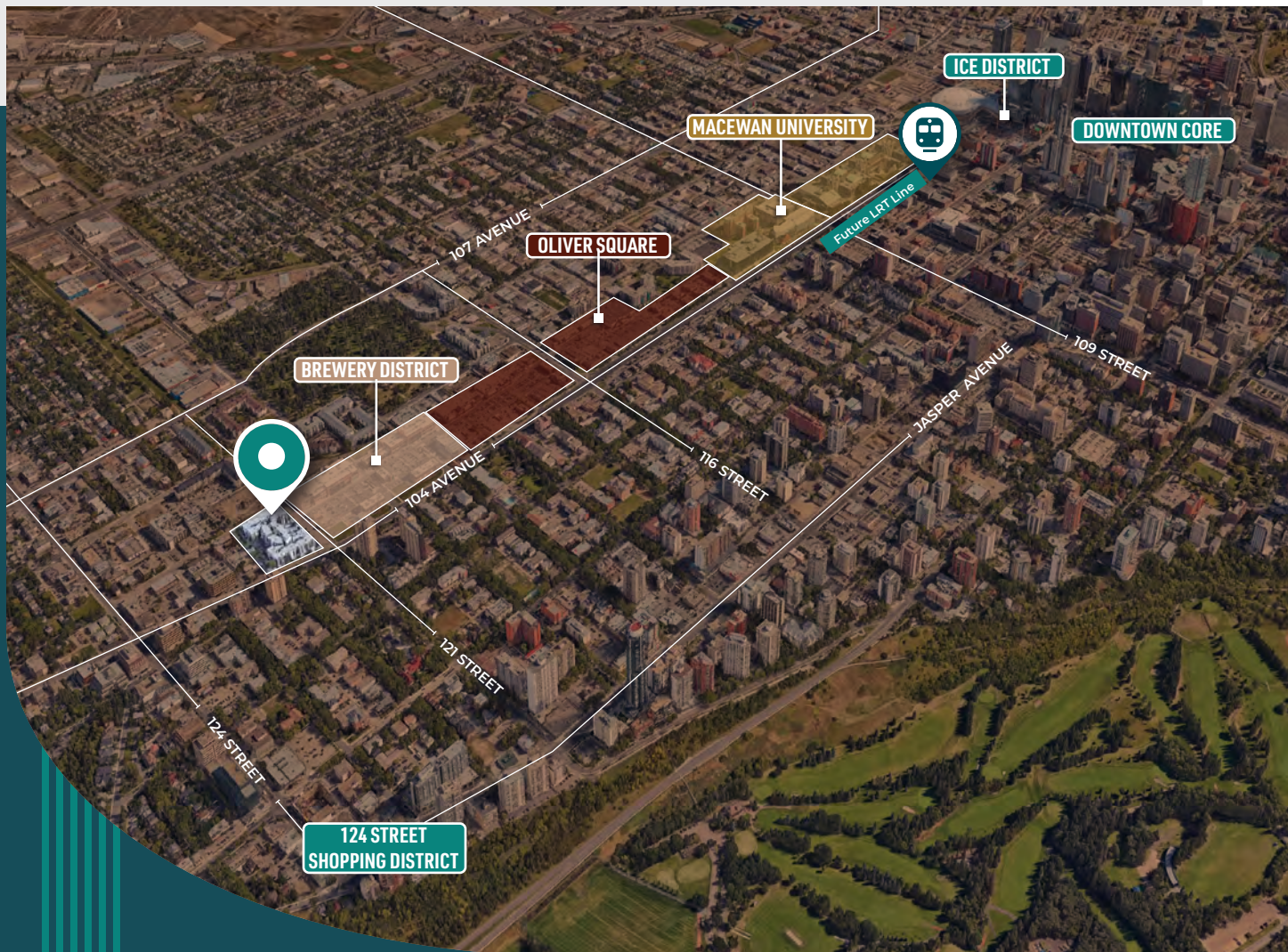


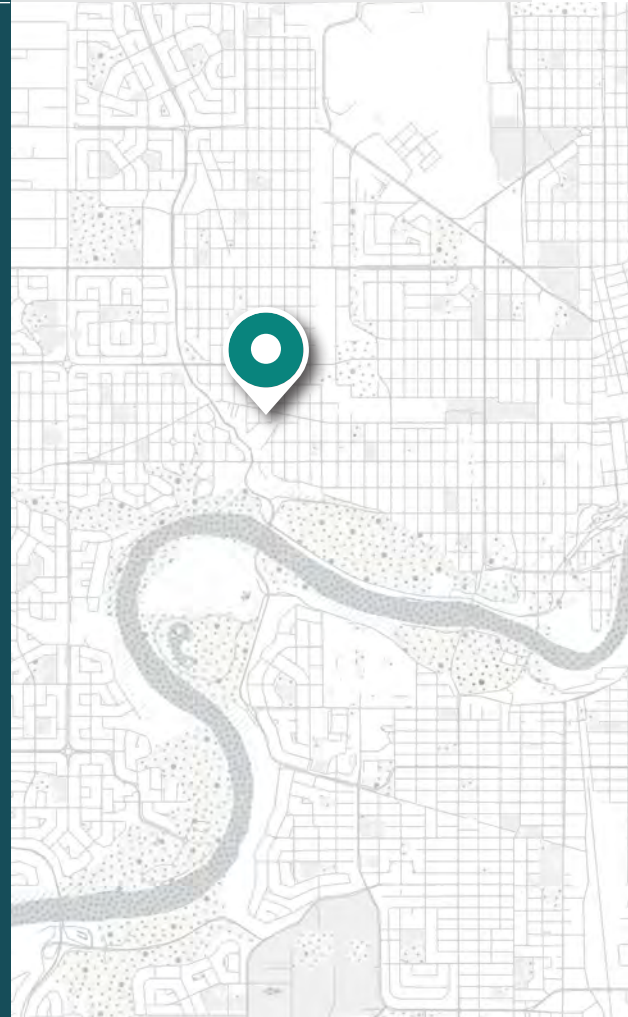
# COMMERCIAL CONDO END-CAP UNIT SITUATED ON 104 AVE & 122 STREET

GLENORA GATES IS SITUATED ON 104 AVENUE & 122 STREET, ADJACENT TO THE BREWERY DISTRICT, AND IN CLOSE PROXIMITY TO THE DOWNTOWN CORE.

As a gateway to Downtown, Stony Plain Road branches into 104 Avenue and is an important and heavily used route linking communities and neighborhoods from the East and West.

Currently, more than 26,000 vehicles pass directly in front of Glenora Gates on a daily basis. The new Valley Line LRT, which will travel at street level in front of the site and feature two stops within a one minute walk, add to the excellent exposure and ease of access of this property. Glenora Gates is surrounded by medium density residential, with the number of people living in the area expected to increase with the new City approved zoning, which allows for even greater density and redevelopment along the 104 Avenue corridor. Owners of a commercial condominium in Glenora Gates are set to benefit from excellent exposure, increasing residential density in the area and the excitement surrounding the Brewery District and other redevelopments taking place nearby.





# AREA DEMOGRAPHICS

2 KM RADIUS

**68,256**

DAYTIME POPULATION

49,181 residents  
 8.4% growth (2013-2018)  
 13.5% projected growth (2018-2023)

**46.5%**

20-39 YRS

0-19 yrs = 10.6%  
 40-59 yrs = 23.3%  
 60+ yrs = 19.6%

**91,216**

AVERAGE HOUSEHOLD INCOME

20.5% earn \$60-100,000  
 25.0% earn \$100,000+

**26,500**

VPD ON 104 AVENUE

10,100 VPD on 124 Street

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