

# INVESTMENT OPPORTUNITY

10,972 SF

## BROWN BUILDING

10010 109 Street NW | Edmonton | AB



10,972 SF HIGH EXPOSURE BUILDING FOR SALE WITH LONG TERM TENANT IN PLACE

- Situated on the corner of 109 Street and 100 Avenue with exposure to 38,800+ vehicles per day
- Unique two-storey character building
- Close proximity to the Alberta Legislature Grounds, Government District, and River Valley
- Incredible investment opportunity

### GABRIEL LORIEAU

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### OMADA COMMERCIAL

1400 Phipps-McKinnon Building

10020 101A Avenue NW

Edmonton, AB T5J 3G2

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**Omada**  
COMMERCIAL

# PROPERTY FEATURES

Building Area	10,972 SF
Site Area	15,778 SF
Address	10010 109 Street NW, Edmonton, AB
Legal	Plan 0821851, Block 9, Lot 58A
Zoning	<a href="#">Commercial Mixed Use Zone (CMU)</a>
Purchase Price	Negotiable
Property Taxes	TBC
Projected NOI	Contact agent
Access	109 Street
Parking	±20 surface stalls
Signage	Fascia

LONG TERM LEASE  
IN PLACE



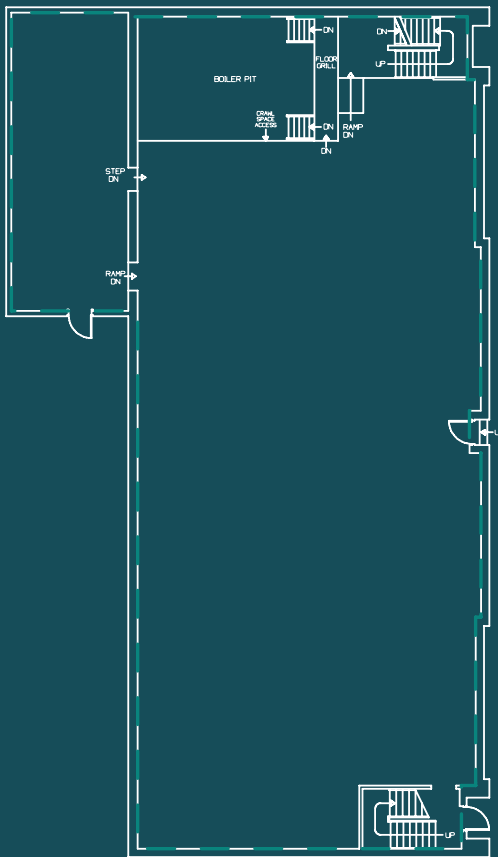
OVER 38,800  
VEHICLES PER DAY



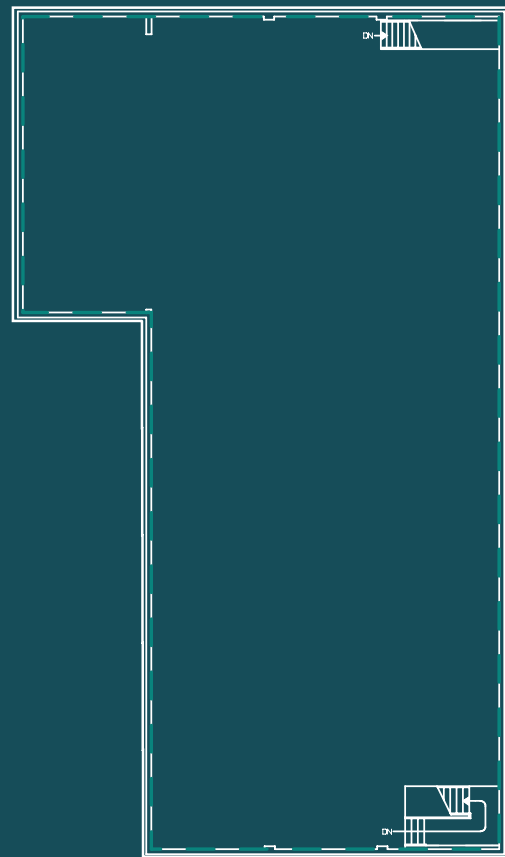
DAYTIME POPULATION  
OF 173,047 PEOPLE



## FLOOR PLANS



MAIN FLOOR



SECOND FLOOR



# INCREDIBLE INVESTMENT OPPORTUNITY IN DOWNTOWN'S BROWN BUILDING

THE BROWN  
BUILDING OFFERS  
AN INCREDIBLE  
INVESTMENT  
OPPORTUNITY  
IN EDMONTON'S  
DOWNTOWN WITH  
LONG TERM TENANT  
IN PLACE

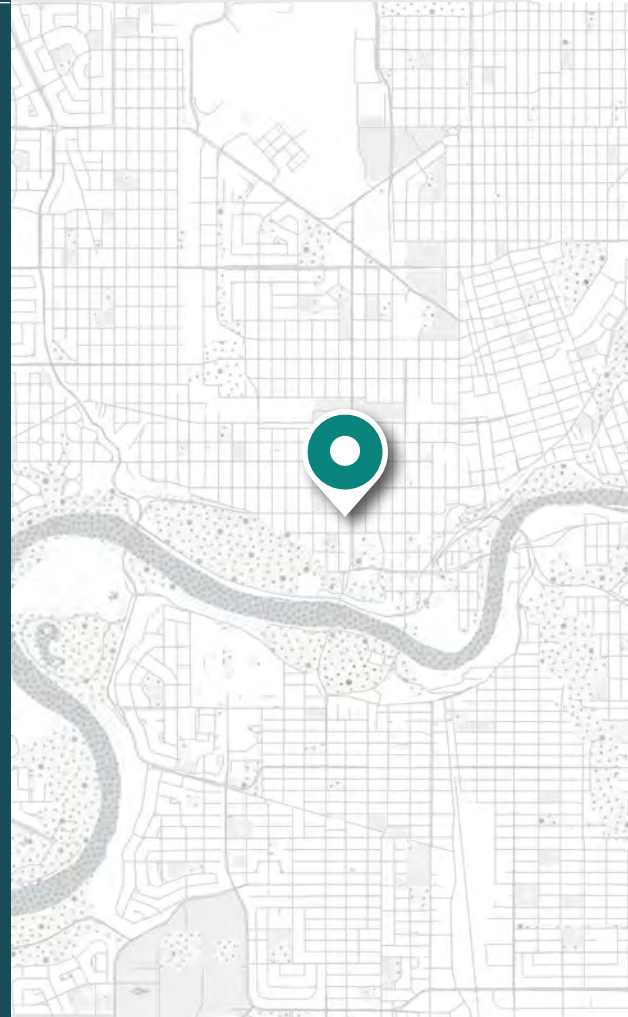
Situated on the corner of 109 Street and 100 Avenue, the Brown Building sees exposure from over 38,800 vehicles per day. The building benefits from a daytime population of over 173,047 people working within a 2km radius along with high-density residential that surrounds the building. The central location provides easy access to the North and South nodes of the city.

There is a long term lease in place with a National Daycare tenant. Details will be provided to qualified purchasers. The Brown Building offers a unique investment opportunity to own a well performing piece of downtown Edmonton.





BUILDING AS EXISTING



# AREA DEMOGRAPHICS

2 KM RADIUS

**173,047**

DAYTIME POPULATION

103,264 residents  
 10.4% growth (2018-2024)  
 21.6% proj. growth (2014-2029)

**46.8%**

20-39 YRS

0-19 yrs = 10.6%  
 40-59 yrs = 21.8%  
 60+ yrs = 20.8%

**\$92,659**

AVERAGE HOUSEHOLD INCOME

24.2% earn \$60-100,000  
 28.4% earn \$100,000+

**38,800**

VPD ON 109 STREET

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