

| FOR LEASE OR SALE |

RETAIL BUILDING



MARBLES BUILDING 10119 81 Avenue, Edmonton, AB

- **Fixtured Retail Building For Lease/Sale**
- 3,000 SF of built out Hair Salon space located in the trendy neighbourhood of West Ritchie available for Lease/Sale
- Positioned along 81st Avenue provides the site with easy access off Whyte Avenue, with free public parking stretching the length of the avenue along with 3 reserved stalls located at the back of the building
- Large projected growth for the immediate area with high-density residential being constructed as well as new developments including Station Park and Station on Whyte.
- Join other retailers along the pedestrian-friendly 81st Avenue such as Strathcona Spirits Distillery, Viva Clayworks, Pedego Electric & more

BEN ASHWORTH

Associate

780.540.5329

ben.ashworth@omada-cre.com

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

OMADA-CRE.COM

780.540.5320

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PROPERTY FEATURES

Vacancy	3,000 SF — Main Floor 750 SF — 2 nd Floor Mezzanine
Available	January 1, 2025
Address	10119 - 81 Avenue NW, T6E1W9
Legal	Plan I, Block 51, Lot 9
Access	81 Avenue
Zoning	Direct Development Control Provision (DCI (15813))
Basic Rent	Negotiable
Op Costs	Est. \$6.00 PSF (2024)
Parking	3 Reserved rear stalls
Signage	Fascia
Asking Price	Please contact



3 RESERVED PARKING STALLS

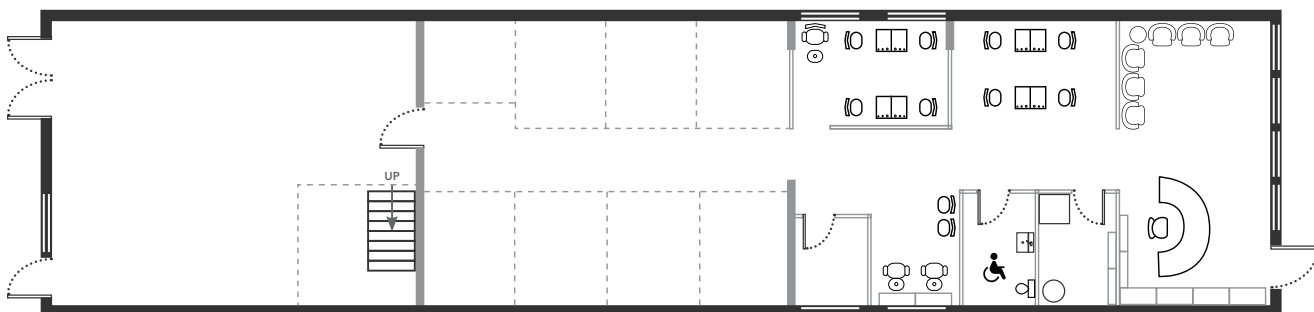


BUILT OUT SPACE



750 SF OF 2ND FLOOR STORAGE SPACE

SITE PLAN

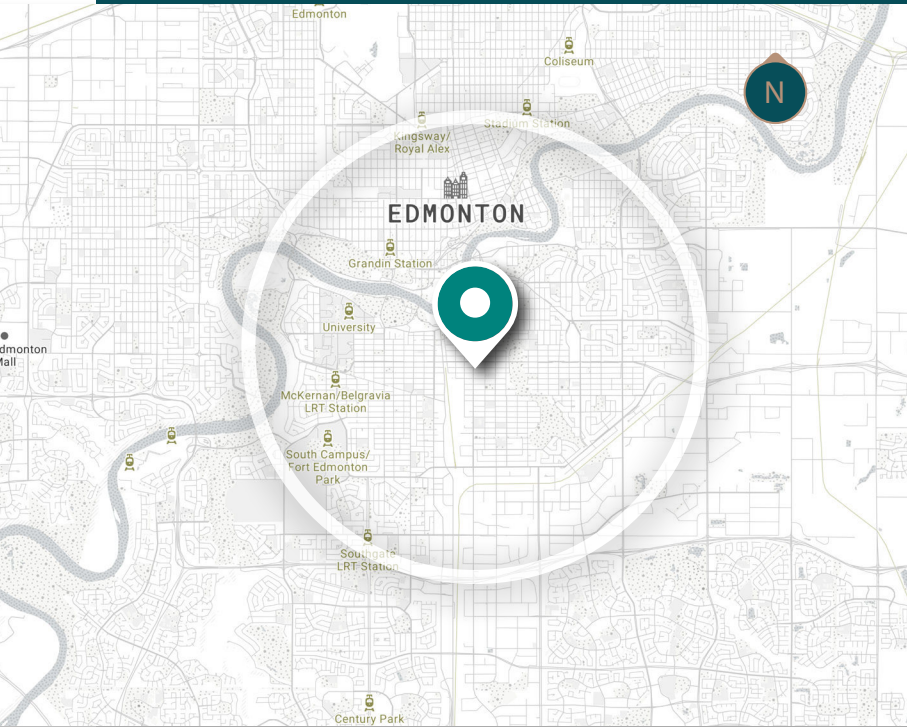


LOCATED IN THE HEART OF ONE OF EDMONTON'S BUSIEST SHOPPING AND ENTERTAINMENT DISTRICTS

The Marbles building is situated along 81st Avenue providing easy access from Whyte Avenue along with accessible street parking available along the street. Surrounded by a blend of local and national businesses, the site provides the opportunity for businesses to capitalize on the large daytime population and the close proximity to Whyte Avenue.

Currently built out as a hair and tanning salon that can be configured for a variety of uses with an additional 750 SF of storage space located on the second floor. The Marbles Building provides an opportunity to be part of the trendy and fast-growing community of West Ritchie, attracting both local residents and patrons flocking to the Whyte Avenue area.





+ 22,300 VPD ON WHYTE AVENUE

AREA DEMOGRAPHICS

2 KM RADIUS

39,374

DAYTIME POPULATION

40,982 residents
7.1% growth (2019-2024)
14.9% projected growth (2024-2029)

48.8%

20-39 YRS

0-19 yrs = 12.7%
40-59 yrs = 20.4%
60+ yrs = 18.3%

\$96,726

AVERAGE HOUSEHOLD INCOME

23.1% earn \$60-100,000
32.8% earn \$100,000+

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OMADA-CRE.COM

780.540.5320

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

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