

| 2,103 SF BUILT OUT SPACE |

RETAIL FOR LEASE



ATHABASCA BUILDING

8228 105 Street NW, Edmonton, AB

- Unique freestanding retail building strategically positioned on 105th Street and easily accessed off Whyte Avenue
- High daytime population of 52,991 people within a 2km radius
- Located in the heart of Edmonton's main shopping and entertainment district
- Ideal for a variety of Professional Services and Personal Services

ERIC SLATTER

Partner
780.540.5322
eric.slatter@omada-cre.com

CHRIS KILLINGSWORTH

Associate
780.232.6939
chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate
780-540-5329
ben.ashworth@omada-cre.com

PROPERTY FEATURES

Vacancy	2,103 SF
Available	Immediately
Address	8228 105 Street NW, Edmonton, AB
Legal	Plan I, Block 66, Lots 35 & 36
Zoning	Mixed Use (MU h16 f3.5 cf)
Basic Rate	Negotiable
Op Costs	\$13.72 PSF (est. 2025)
Utilities	Separately Metered



EASILY ACCESSIBLE
OFF 82 AVENUE



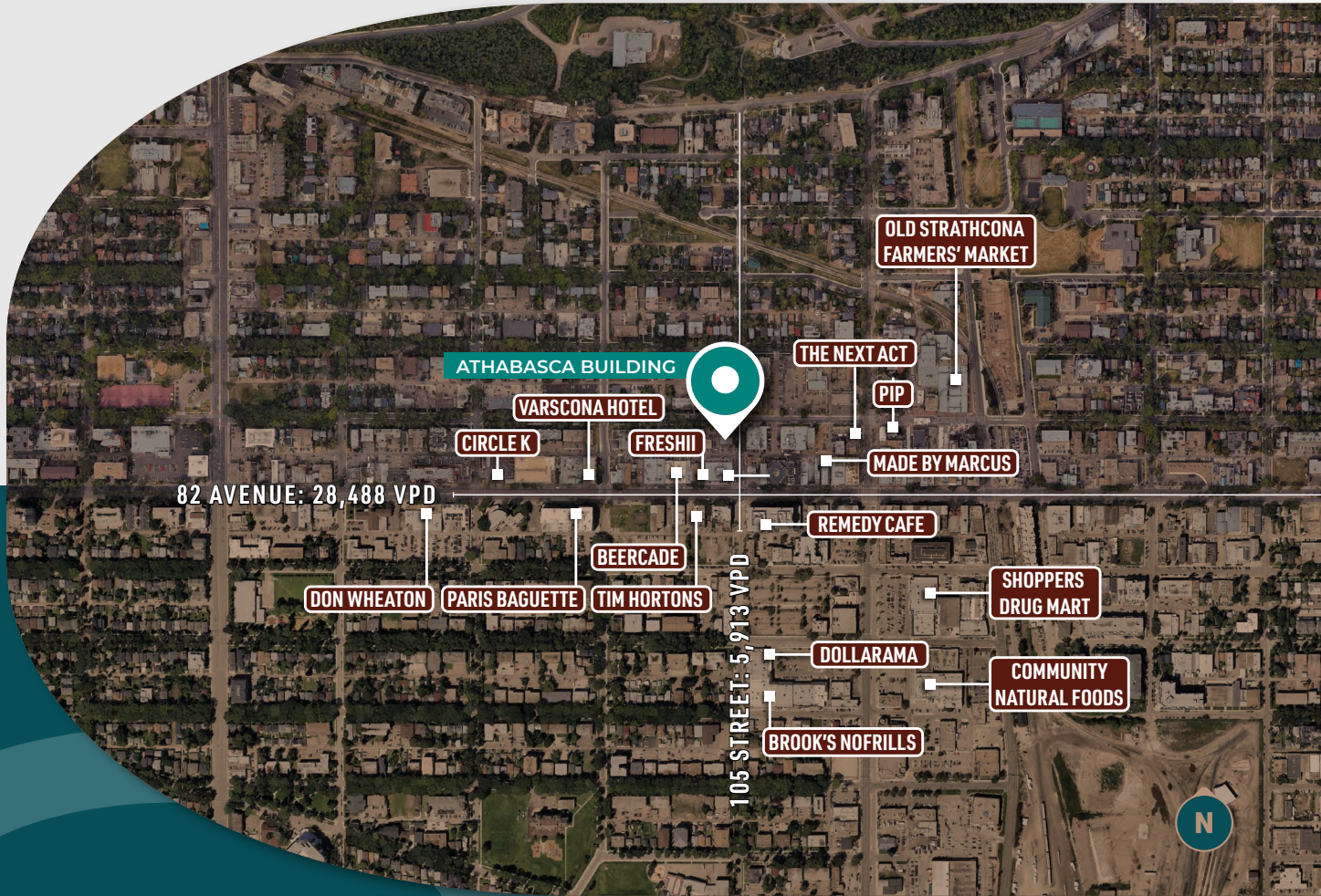
TURNKEY SPACE



CLOSE PROXIMITY TO
UNIVERSITY OF ALBERTA



IDEALLY SITUATED

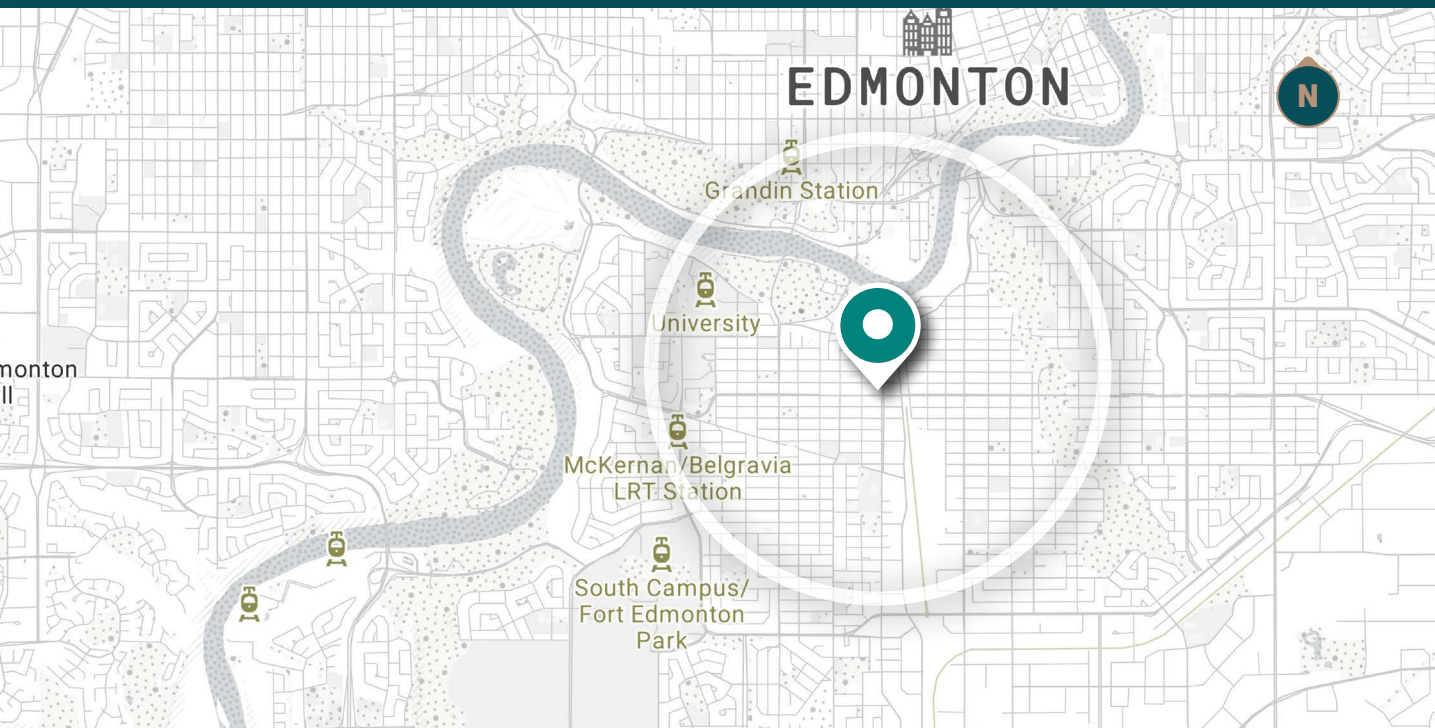


THE OPPORTUNITY

LOCATED OFF WHYTE AVENUE, ONE OF EDMONTON'S MOST VIBRANT PEDESTRIAN STREETS, WHICH SERVES AS EDMONTON'S MAIN ARTS AND ENTERTAINMENT DISTRICT, AS WELL AS A SHOPPING DESTINATION FOR RESIDENTS, STUDENTS FROM THE NEARBY UNIVERSITY OF ALBERTA, AND VISITORS.

The neighborhood is further supported by its proximity to densely populated residential areas and the University of Alberta, ensuring a steady flow of foot traffic throughout the day. The district is also the epicenter of Edmonton's most iconic festivals, including The Fringe Festival, Ice on Whyte, and Sand on Whyte, which collectively attract nearly one million festival-goers annually. These events, coupled with the area's diverse offerings, make Old Strathcona a lively and consistent destination for locals and visitors alike.

The space is currently outfitted as a former tattoo studio, providing a unique opportunity for a variety of personal and professional uses—offering substantial cost savings on renovations. The building also features street parking, with multiple public parking lots nearby, ensuring convenience for both customers and employees.



AREA DEMOGRAPHICS

2 KM RADIUS

52,991

DAYTIME POPULATION

41,748 residents
7.5% growth (2019-2024)
19.1% projected growth (2024-2029)

52.0%

20-39 YRS

0-19 yrs = 11.0%
40-59 yrs = 19.7%
60+ yrs = 17.4%

ERIC SLATTER

Partner
780.540.5322
eric.slatter@omada-cre.com

CHRIS KILLINGSWORTH

Associate
780.232.6939
chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate
780-540-5329
ben.ashworth@omada-cre.com

\$95,620

AVERAGE HOUSEHOLD INCOME

23.4% earn \$60-100,000
31.9% earn \$100,000+

28,488 VPD

ON WHYTE AVENUE

28,488 VPD on Whyte Avenue
5,913 VPD on 105 Street

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. March 12, 2025

OMADA-CRE.COM

780.540.5320

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

Omada
COMMERCIAL