

CENTRAL HISTORIC BUILDING

RETAIL / OFFICE FOR LEASE



ART DECO BUILDING

11051 97 Street, Edmonton, AB

- **1,572 SF available immediately in a fully restored Art Deco building**
- Convenient location with access to 97 Street and 111 Avenue
- Excellent exposure in a high-traffic area
- Ample surface and covered parking on site
- Creative signage opportunities available

GABRIEL LORIEAU

Partner

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PROPERTY FEATURES

Vacancy	1,572 SF
Available	Immediately
Address	11051 97 Street
Legal	Plan RN83, Block 38, Lots 12 & 13
Access	97 Street & 111 Avenue

Zoning	2.80 MU - Mixed Use
Basic Rent	Market
Op Costs	\$12.00 PSF (2025 est.)
Utilities	Separately metered
Parking	Surface and covered



ART
DECO

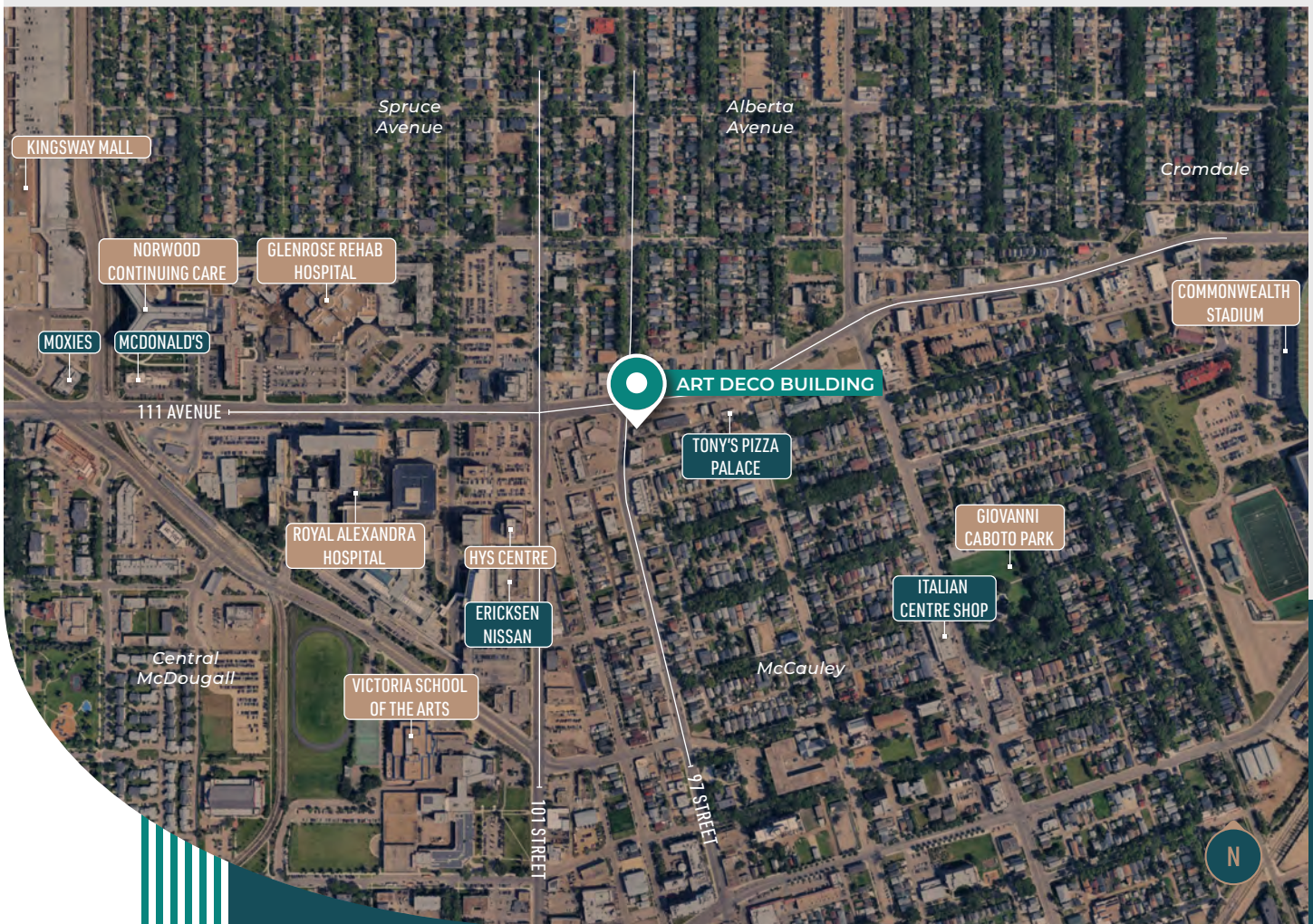


HISTORIC
BUILDING

THE OPPORTUNITY

RESTORED ART DECO
BUILDING, A WELL-
APPOINTED OFFICE /
RETAIL SPACE AVAILABLE
IN CENTRAL EDMONTON.

Take advantage of a great opportunity to lease very well appointed office / retail space in central Edmonton. The Art Deco building has undergone full restoration complete with new HVAC system, electrical, plumbing, fixtures and windows. There is ample parking on site making it an easy destination for your business. The building is strategically positioned along 97 Street and 111 Avenue making it a highly visible landmark with excellent exposure. There are unique signage opportunities that will surely make your business stand out.



STREET FRONT ENTRY
W/ AMPLE SURFACE
& COVERED PARKING



LOCATED ON THE
CORNER OF A HIGH-
TRAFFIC INTERSECTION

AREA DEMOGRAPHICS

3 KM RADIUS

160,627

DAYTIME POPULATION

94,914 residents
10.9% growth (2018-2024)
18.2% projected growth (2024-2029)

42.6%

20-39 YRS

0-19 yrs = 12.5%
40-59 yrs = 24.2%
60+ yrs = 20.8%

\$82,887

AVERAGE HOUSEHOLD INCOME

25.0% earn \$60-100,000
35.6% earn \$100,000+

26,784

VPD ON 111 AVENUE

20,425 vehicles per day
on 97 Street

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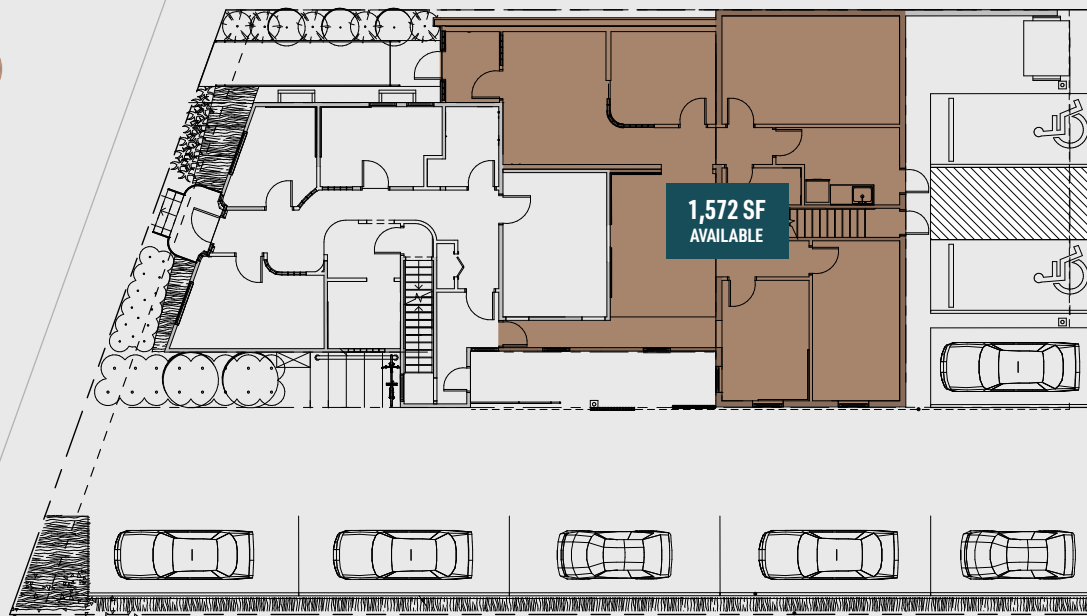
SITE PLAN

MAIN FLOOR

111 AVENUE



97 STREET



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