

## 9613 111 AVENUE BUILDING

9613 111 Avenue NW, Edmonton, AB

GABRIEL LORIEAU

Partner

780.222.4229

[gabriel.lorieau@omada-cre.com](mailto:gabriel.lorieau@omada-cre.com)

# RETAIL FOR SALE OR LEASE

±2,000 SF

STANDALONE BUILDING  
AVAILABLE IMMEDIATELY

FULLY UPGRADED BUILDING



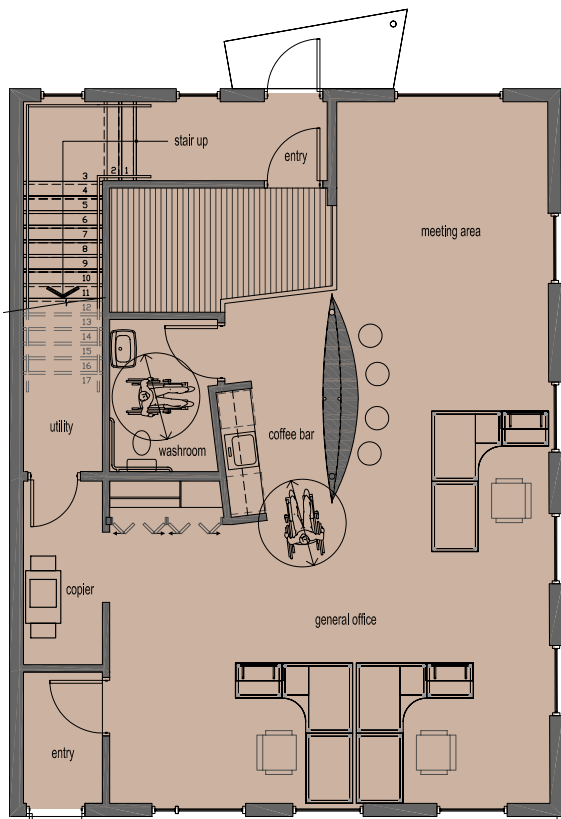
- **±2,000 SF stand-alone building available immediately for sale or lease**
- Extensively renovated and restored with excellent exposure along 111 Avenue
- Well-appointed office spaces with modern kitchenettes and washroom facilities on both the main and second floors
- Multiple surface parking stalls available at rear of site

# PROPERTY FEATURES

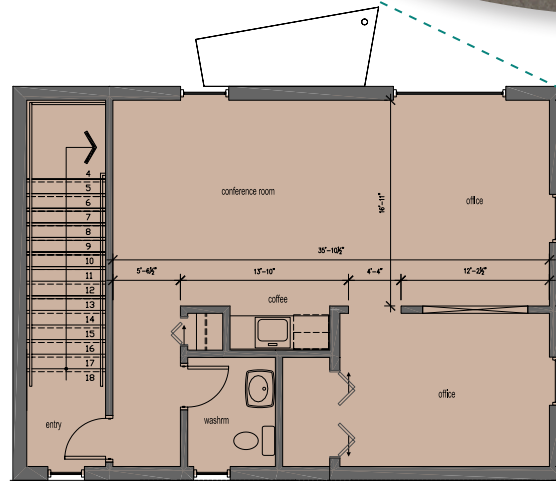
Vacancy	±2,000 SF
Available	Immediately
Municipal	9613 111 Avenue NW, Edmonton
Legal	Plan 2969ET, Lot 11
Zoning	<a href="#">2.80 MU - Mixed Use</a>
Basic Rent	Negotiable
Op Costs	\$4.00 PSF (2025 est.)
Sale Price	Contact agent
Utilities	Separately metered
Parking	Surface stalls at rear



# BUILDING PLANS



MAIN FLOOR



2ND FLOOR

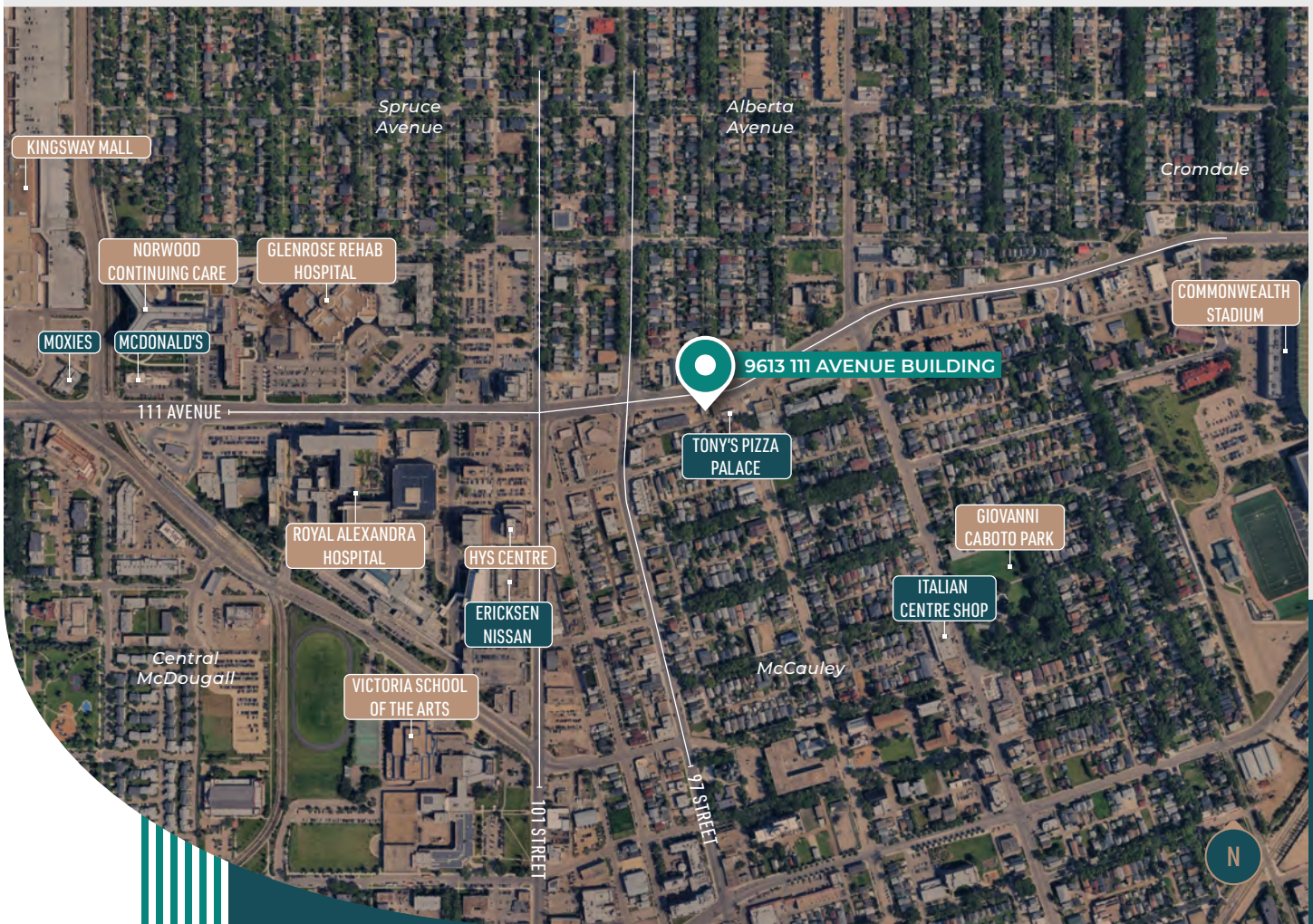




# THE OPPORTUNITY

UNIQUE OPPORTUNITY  
TO OWN OR OCCUPY AN  
EXTENSIVELY RENOVATED  
BUILDING IN A HIGH-  
TRAFFIC AREA.

Take advantage of a rare opportunity to lease or own a freestanding building in a high traffic area. The 9613 111 Avenue Building was recently renovated with new exterior, windows, HVAC, electrical, and more. The interior offers character suitable for any professional, service, or office application. The location is unbeatable, with direct exposure along 111 Avenue. Additionally, it is very easily accessed from all areas of the City being just off of 97 Street.



UNPARALLED  
EXPOSURE ALONG  
111 AVENUE



HIGHLY ACCESSIBLE  
CENTRAL EDMONTON  
LOCATION



# 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

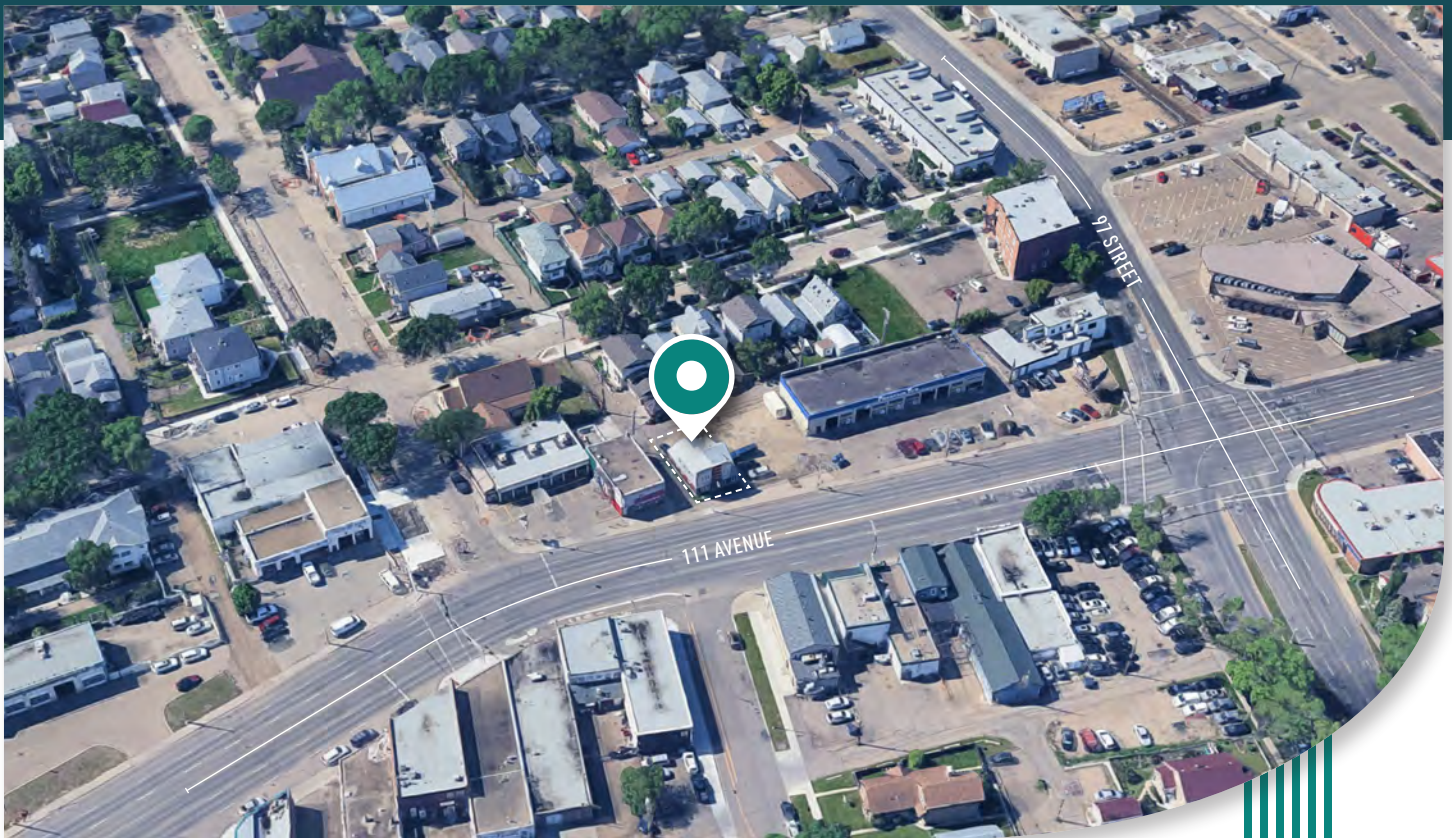
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## STANDALONE CENTRAL EDMONTON BUILDING



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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

**Omada**  
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