

# FOR SALE/ LEASE

6,889 SF

## FORMER UPROOT BUILDING

10552 114 Street, Edmonton, AB

FOOD PRODUCTION FACILITY WITH RETAIL  
STOREFRONT AND REAR LOADING



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Associate

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- 6,889 SF across two floors including commercial kitchen, retail storefront, offices, and warehouse
- Well maintained building with ongoing improvements including power upgrades, updated façade, and clean interior
- Separate entrances with ability to lease portion of space to complimentary tenant
- Commercial kitchen includes walk-in coolers and freezers, air makeup, food grade flooring, and heavy power
- Ideal location with close proximity to downtown, residential, and local universities

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

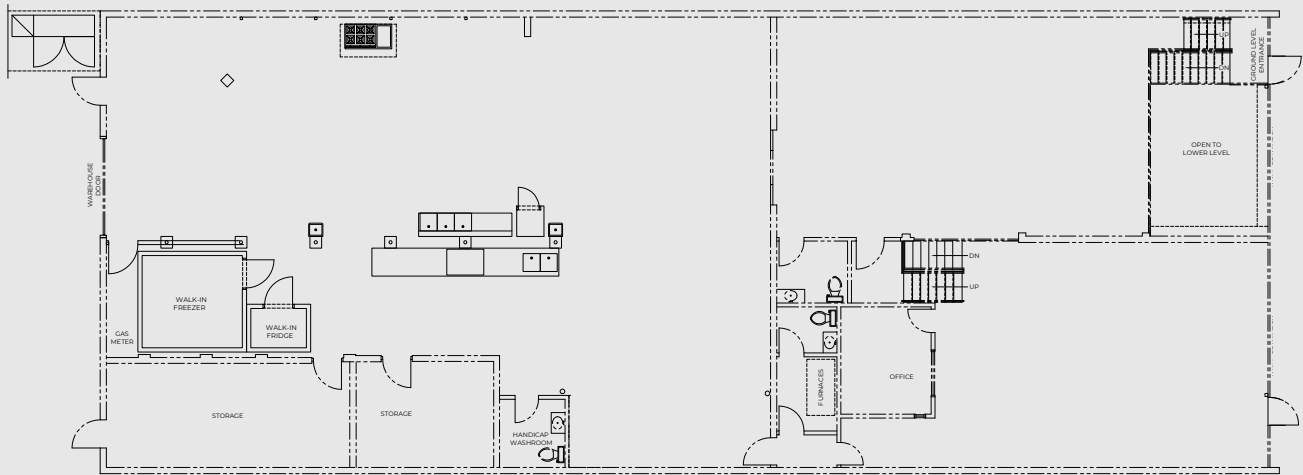
Omada  
COMMERCIAL

# PROPERTY FEATURES

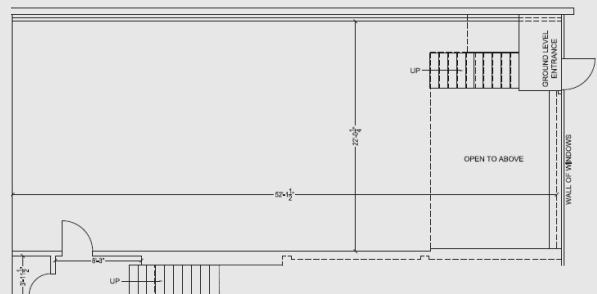
Vacancy	6,889 SF
Site Area	0.17 AC
Municipal	10552 114 Street, Edmonton, AB
Legal	Plan B4, Block 14, Lot 205
Access	105 Avenue, 114 Street
Zoning	<a href="#">DC 20989</a>
Price	\$1,275,000
Property Tax	\$11,991.08 (2024 est.)
Lease Rate	Negotiable

Year Built	1957
Construction	Concrete Block
Loading	10'x12' Grade Door
Power	225A, 120/208V, 3 Phase 225A, 240V, 3 Phase (TBC by Purchaser)
Parking	Paved rear loading & public parking in front
Signage	Fascia

## SITE PLAN



**+/-5,693 SF**  
MAIN FLOOR



**+/-1,195 SF**  
BASEMENT



114 STREET NW



COMMERCIAL KITCHEN



GRADE LOADING



RETAIL STOREFRONT



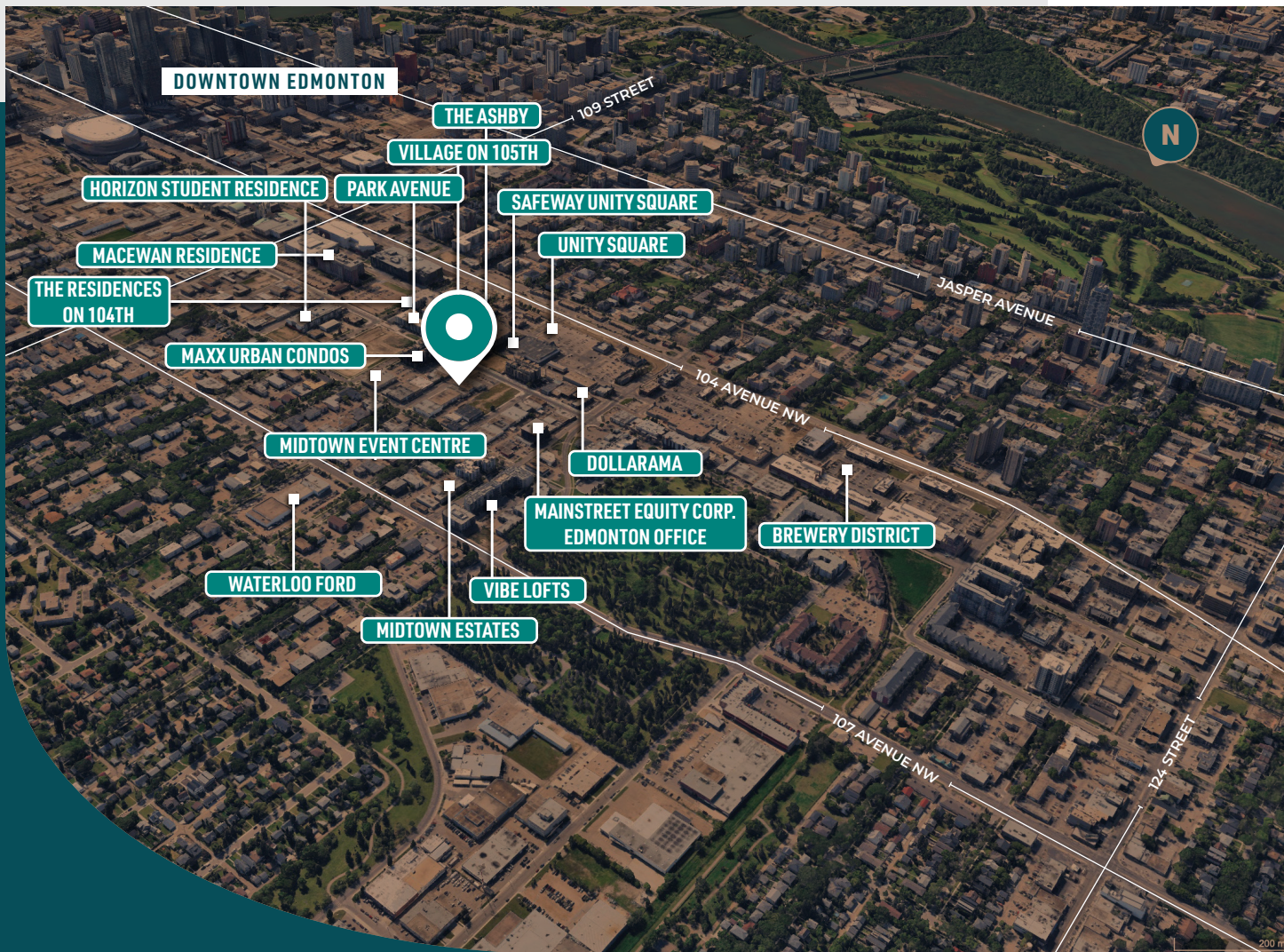
WELL MAINTAINED



CLOSE PROXIMITY TO DOWNTOWN



STRONG RESIDENTIAL GROWTH



# AREA DEMOGRAPHICS

2 KM RADIUS

**117,278**

**DAYTIME POPULATION**

64,348 residents  
18.6% growth (2018-2023)  
18.8% projected growth (2025-2030)

**\$81,891**

**AVERAGE HOUSEHOLD INCOME**

24.5% earn \$60-100,000  
24.8% earn \$100,000+

**47.3%**

**20-39 YRS**

0-19 yrs = 9.9%  
40-59 yrs = 22.4%  
60+ yrs = 20.4%



COMMERCIAL KITCHEN



RETAIL STOREFRONT



REAR LOADING



OFFICE SPACE

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