

## THE CREAMERY

10248/60 106 Street, Edmonton, AB

## HISTORIC BRICK & BEAM CHARACTER SPACE

# RETAIL / OFFICE FOR LEASE

### CAM PICKETTS

Partner | Broker

780.485.7654

cam.picketts@omada-cre.com

### NICOLE MCKAY

Associate

780.221.7262

nicole.mckay@omada-cre.com



- **±1,139 - 5,737 SF retail and office space with modern touches throughout**
- Variety of configurations including bright retail space, character office suites and clean basement space
- Exposed brick and beams throughout the space creates an elevated space for future tenants to make their own
- Shared tenant amenities including dock loading, freight elevator, and roof top patio
- Designated parking on site with ample street parking, public transit routes, and bike lanes nearby
- Flexible zoning allows for wide range of retail, light industrial, and office users

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780.540.5320

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# PROPERTY FEATURES

Available	Immediately
Municipal	10248/60 106 Street, Edmonton, AB
Legal	Plan B2, Block 6, Lots 173, 174, 175

Zoning	<a href="#">Urban Warehouse Zone (UW)</a>
Parking	Designated Stalls (\$75/Month)
Loading	(2) 8'x8' Shared Dock Doors
Elevator:	Shared Freight Elevator



FLEXIBLE CONFIGURATIONS



EXTERIOR SIGNAGE AVAILABLE



CLEAN STORAGE AVAILABLE



SHARED ROOF TOP PATIO



DESIGNATED SURFACE PARKING



SHARED DOCK LOADING & FREIGHT ELEVATOR



# MAIN FLOOR

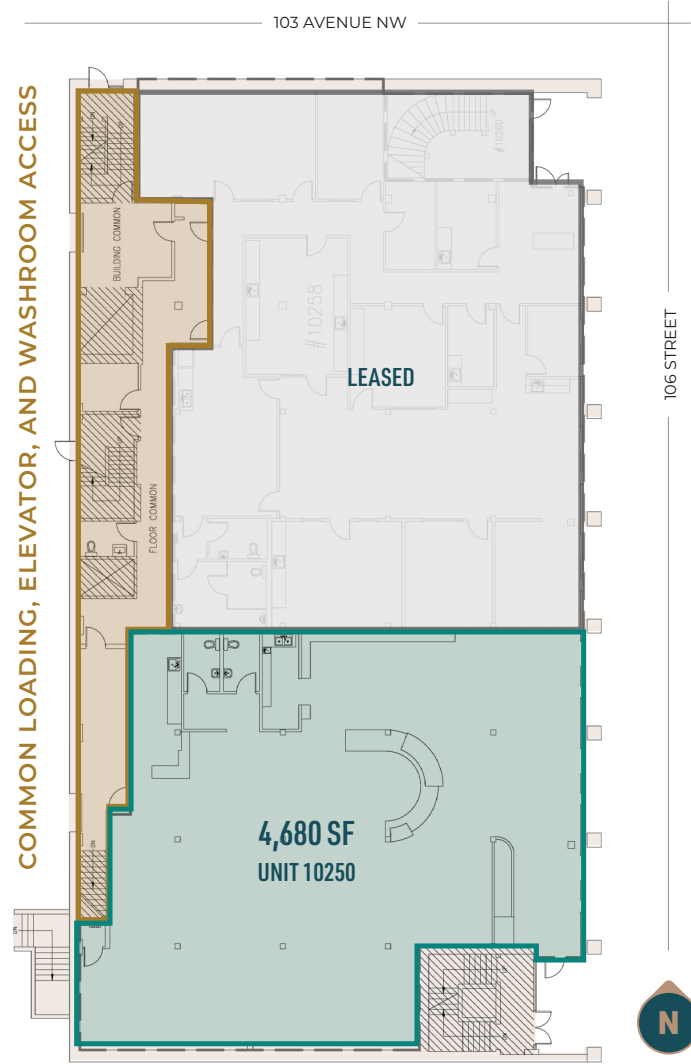
## UNIT 10250 4,680 SF

HVAC	RTU & Boiler System
Ask. Rate	\$14.00 PSF
Add. Rent	\$12.56 PSF (2026 est. — includes utilities)

 DIRECT ACCESS  
TO LOADING

 COFFEE  
BAR

 LARGE OPERABLE  
WINDOWS



# SECOND FLOOR

## UNIT 10248

4,453 SF

HVAC	Furnace with roof-mounted condensers
Ask. Rate	\$14.00 PSF
Add. Rent	\$12.56 PSF (2026 est. — includes utilities)



DIRECT ACCESS TO PATIO



PRIVATE ENTRANCE



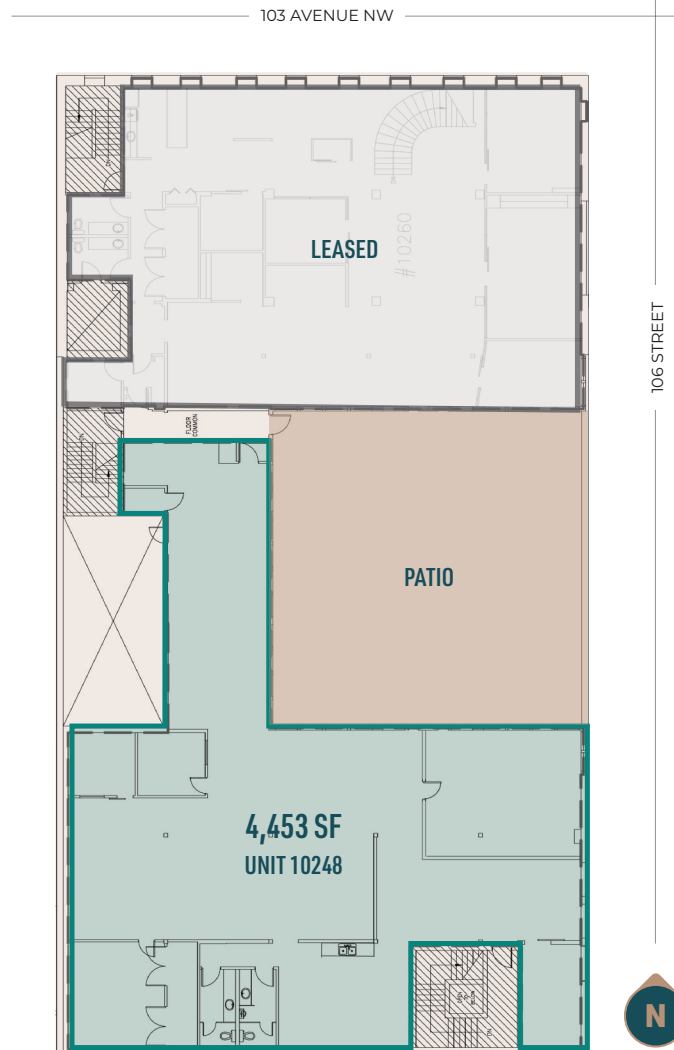
INDIVIDUAL SHOWER STALLS



EQUIPPED KITCHENETTE



MIX OF PRIVATE OFFICES & OPEN SPACE



# BASEMENT

**UNIT 10250B**  
1,139 SF

**UNIT 10248A**  
1,812 SF

**UNIT 10609A**  
5,737 SF

HVAC RTUs

Gross Ask. Rate \$10.00 PSF



CLEAN AND BRIGHT SPACE



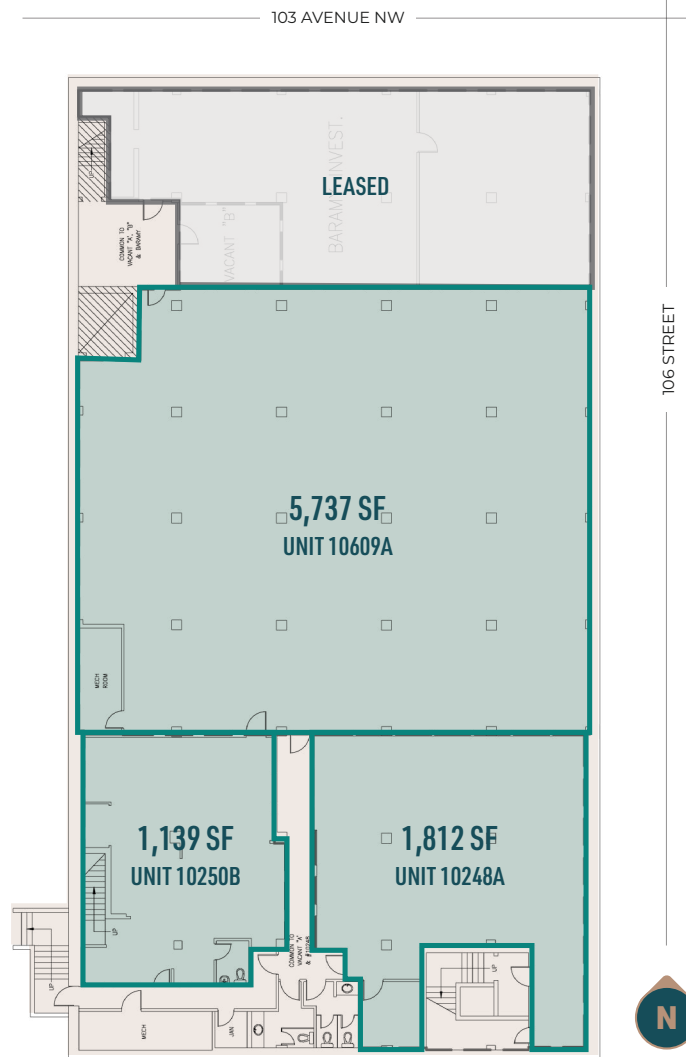
PRIVATE ENTRANCE



COMMON WASHROOM ACCESS



ACCESS TO FREIGHT ELEVATOR



# LOCATION OVERVIEW



## AREA DEMOGRAPHICS

2 KM RADIUS

**130,090**

DAYTIME POPULATION

64,924 residents  
18.9% growth (2018-2025)  
19.6% projected growth (2025-2030)

**46.6%**

20-39 YRS

9.1% = 0-19 yrs  
22.4% = 40-59 yrs  
21.9% = 60+ yrs

**\$78,548**

AVERAGE HOUSEHOLD INCOME

23.1% earn \$60-100,000  
23.8% earn \$100,000+

**14,957**

VPD ON 103 AVENUE

14,887 VPD on 106 Street  
28,200 VPD on Jasper Avenue

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780.540.5320

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

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