



PORTFOLIO FOR SALE

HIGH STREET PROPERTIES

INIMITABLE SITE CONSOLIDATION

- Generational opportunity to own the Shops of High Street
- Prominently consolidated properties in an iconic location
- Stabilized net income with diverse tenant base
- Irreplicable offering of traffic flow, access, and neighborhood demographics
- Zoning in place for future high rise mixed use development

Omada
COMMERCIAL

CAM PICKETTS

Partner | Broker

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ERIC SLATTER

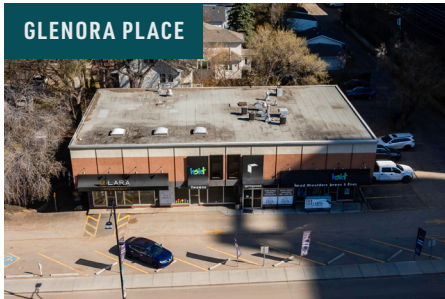
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PORTFOLIO SUMMARY

A RARE OPPORTUNITY TO ACQUIRE A STRATEGICALLY ASSEMBLED PORTFOLIO OF NINE BUILDINGS IN ONE OF EDMONTON'S MOST COVETED LOCATIONS.



GLENORA PLACE

2 Storey Office Building – 3 Lots / 1 Title

Address 12418 - 102 Avenue NW,
T5N0M1

Legal Description Plan 918AH Blk 33
Lot 9,10,10A



RESIDENTIAL ASSEMBLY

Residential – 2 Lots / 2 Titles / 2 Houses

Address 10213 - 125 Street NW,
T5N1S8

Legal Description Plan RN22B Blk 33 Lot 8

Address 10219 - 125 10133 - 125 NW,
T5N1S8

Legal Description Plan RN22B Blk 33 Lot 7



HIGH STREET I

Retail – 2 Lots / 2 Titles

Address 12421/27 - 102 Avenue NW,
T5N0M2

Legal Description Plan RN22B Blk 34
Lot 13,14



HIGH STREET II & III

Retail – 5 Lots / 2 Titles

Address 12503/31 - 102 Avenue NW,
T5N0M4

Legal Description Plan 5445AM Lot 3

Legal Description Plan RN22B Blk 39 Lot 6



HIGH STREET IV

Violino Restaurant – 1 Lot / 1 Title

Address 10133 - 125 Street NW,
T5N1S7

Legal Description Plan RN22B Blk 34
Lot 11,12

Lady Bea's Tea House – 1 Lot / 1 Title

Address 10109 - 125 Street NW,
T5N0M4

Legal Description Plan RN22B Blk 34 Lot 10



HIGH STREET WEST

Original Joes & Red Ribbon – 1 Lot / 1 Title

Address 12520 - 102 Avenue NW,
T5N0M3

Legal Description Plan RN22B Blk 40 Lot 1

PROPERTIES FEATURES

Total Building Area 63,389 SF (est)

Total Land Area 124,518 SF (2.86 acres)

Surface Parking Spots Approx. 135

Consolidated Price \$24,000,000

Land Value \$192.74 PSF

Building Value \$378.61 PSF (est)



EXPECTED AUTUMN 2026



JASPER AVENUE WORK COMPLETED



WELLINGTON BRIDGE REHABILITATION FINISHED AND REOPENED

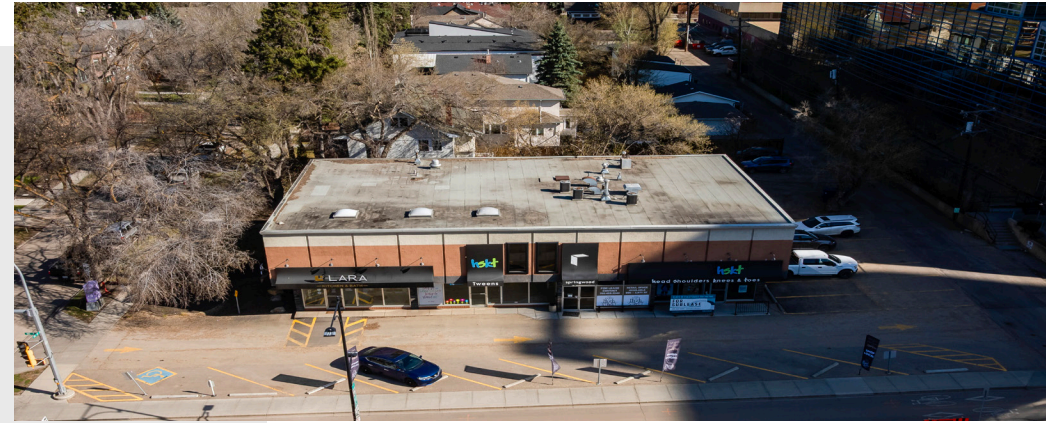
GLENORA PLACE

Address	12418 - 102 Avenue NW
Land Size	13,495 SF
Building Size	8,840 SF
Zoning	Mixed Use (MU h28 f4 cf)

3 LOTS / 1 TITLE

PROPERTY ANALYSIS

Number of Tenants	3
Total Leasable Area (SF)	8,840
Average Lease Rate	\$25.89
Stabilized Rental Income	\$205,554



RESIDENTIAL ASSEMBLY



2 LOTS / 2 TITLES

PROPERTY ANALYSIS

Number of Tenants	2
Total Land Area (SF)	15,038
Average Lease Rate	\$3,400.00
Rental Income	\$61,200

Address	10213 - 125 Street NW
Land Size	7,521 SF
Building Size	~2,500 SF
Zoning	Small Scale Residential (RS)



Address	10219 - 125 Street NW
Land Size	7,517 SF
Building Size	~2,500 SF
Zoning	Small Scale Residential (RS)



HIGH STREET I

Address 12421/12531 - 102 Avenue NW (East)

Land Size 13,542 SF (est.)

Building Size 11,060 SF

Zoning [Mixed Use \(MU h75 f7.5 cf\)](#)

2 LOTS / 2 TITLES

PROPERTY ANALYSIS

Number of Tenants	5
Total Leasable Area (SF)	11,060
Average Lease Rate	\$29.37
Stabilized Rental Income	\$297,760



HIGH STREET II & III

Address 12503 / 12531 -102 Avenue NW (West)

Land Size 30,699 SF

Building Size 20,676 SF

Zoning [Mixed Use \(MU h75 f7.5 cf\)](#)

5 LOTS / 2 TITLES

PROPERTY ANALYSIS

Number of Tenants	13
Total Leasable Area (SF)	20,676
Average Lease Rate	\$29.04
Stabilized Rental Income	\$557,780



HIGH STREET IV

1 LOT / 1 TITLE



Address	10133 - 125 Street NW
Land Size	15,011 SF
Building Size	~3,500 SF
Zoning	Mixed Use (MU h75 f7.5)
Legal Plan	Plan RN22B Blk 34, Lot 11,12
Tenant Profile	Violino



1 LOT / 1 TITLE



Address	10109 - 125 Street NW
Land Size	7,503 SF
Building Size	~3,500 SF
Zoning	Mixed Use (MU h75 f7.5)
Legal Plan	Plan RN22B Blk 34, Lot 10
Tenant Profile	Lady Bea's Tea House

PROPERTY ANALYSIS

Number of Tenants	2
Total Leasable Area (SF)	7,000
Average Lease Rate	\$23.90
Stabilized Rental Income	\$167,300

HIGH STREET WEST

Address	12520 - 102 NW
Land Size	29,230 SF
Building Size	10,813 SF
Zoning	Mixed Use (MU h28 f4 cf)
Tenant Profile	Original Joes & Red Ribbon

1 LOT / 1 TITLE

PROPERTY ANALYSIS

Number of Tenants	2
Total Leasable Area (SF)	10,813
Average Lease Rate	\$24.75
Stabilized Rental Income	\$258,314





MARKET INSIGHT

Omada Commercial is pleased to release for offer the High Street Properties portfolio. This dynamic assemblage has been thoughtfully curated by one of Edmonton’s most prominent developers over decades.

This nine building portfolio positions the next owner with a thriving location at the edge of the River Valley, Glenora Neighborhood, and Edmonton’s burgeoning downtown. The existing structures and tenant base positions it these properties for short term and long realization.

Offers will be considered as they are presented. Please reach out to the undersigned to discuss.

47,953

DAYTIME POPULATION

47,745 residents
 16.2% growth (2018-25)
 17.9% projected growth (2025-30)

41.3%

20-39 YRS

0-19 yrs = 11.5%
 40-59 yrs = 22.8%
 60+ yrs = 24.4%

100,171

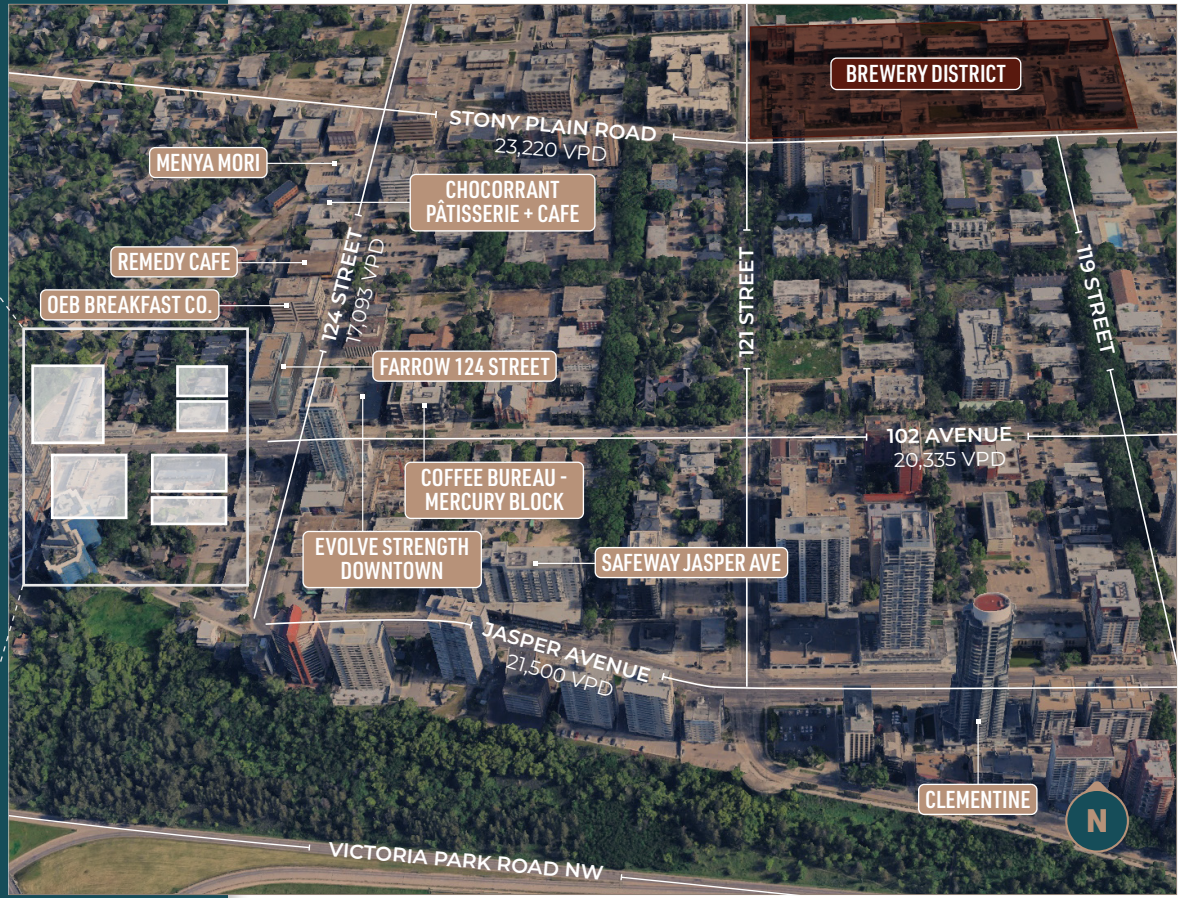
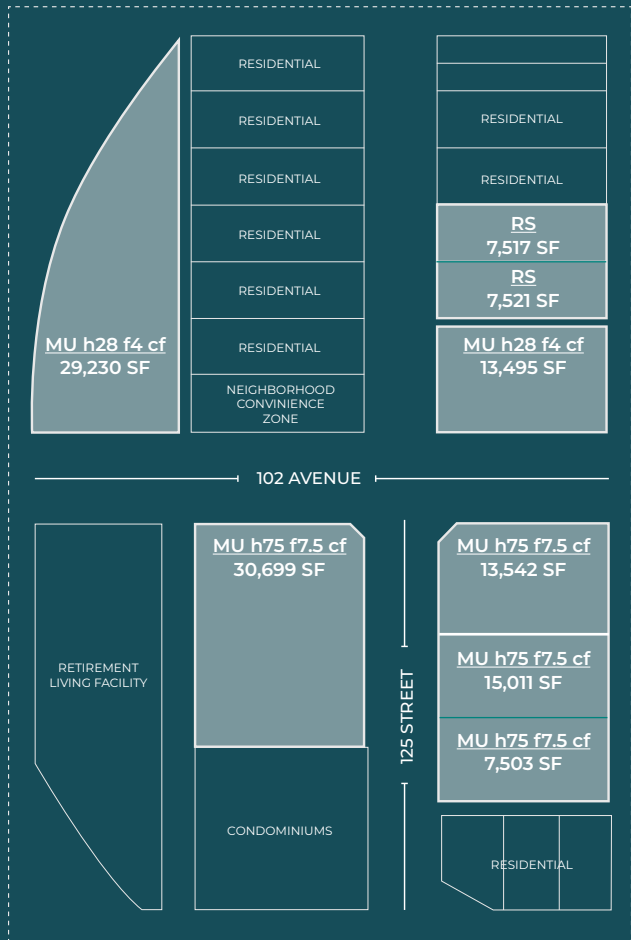
AVERAGE HOUSEHOLD INCOME

25.0% earn \$60-100,000
 30.9% earn \$100,000+

22,282

VPD ON 102 AVENUE

SURROUNDING AREA OVERVIEW



TOTAL LAND SIZE
124,518 SF

ZONING LEGEND

MU h28 f4 cf

Mixed Use
 Max Height 28M
 FAR 4
 cf: ground floor commercial frontage

RS

Small Scale Residential

MU h75 f7.5 cf

Mixed Use
 Max Height 75M
 FAR 7.5
 cf: ground floor commercial frontage

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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