

FREESTANDING HISTORIC BUILDING

FOR SALE

THE GREAT WEST SADDLERY BUILDING

10137 - 104 Street NW,
Edmonton, AB

- Historic property in great location on the 104th street promenade
- Existing tenant rental income in place
- Freight elevator and loading dock
- Street & monthly parkade parking nearby
- Interior development opportunity

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01 THE OPPORTUNITY

On behalf of the Vendor, we are pleased to release this historic opportunity. This iconic 5-story brick and mass timber building has approximately 39,000 SF of interior space (6,500 sf x 6 floors). This mid-block Building includes a full basement and freight elevator. It is not a “designated” historic structure.

The Property encompasses upside for re-envisioning the upper three floors and the basement. The upper floors could be residential or commercial use. There are existing commercial tenants on the main and second floors, both on long term leases.



WELL MAINTAINED
HISTORIC BUILDING



HIGH PROFILE BUILDING WITH
EXCELLENT STREET PRESENCE



PREVALENT BRICK &
BEAM FEATURES



FREIGHT
ELEVATOR



02 PROPERTY FEATURES

Usable Area	34,750 SF
Gross Area	42,000 SF (6 x 7,000 SF)
Site Area	7,500 SF (50' x 150')
Municipal	10137 - 104 Street NW
Legal	Plan NB1 Blk 3 Lot 161
Access	Easily accessible from Jasper Avenue, and 102 Avenue
Zoning	(HA) Heritage Area Zone
Year Built	1911
Parking	Street front
Exposure	104 Street – 50' Frontage
Property Tax	\$78,814 (2026)
List Price	\$4,400,000 (\$127 PSF) - \$127 PSF Usable Area - \$105 PSF Gross Area

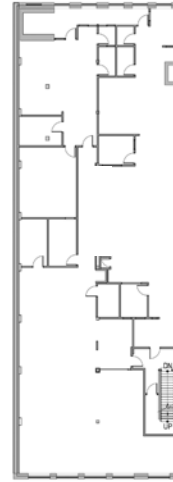


FLOOR PLANS



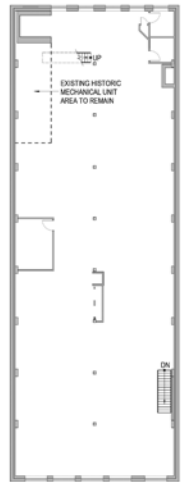
SECOND FLOOR

Leased Office Space



FIFTH FLOOR

Available Office Space



MAIN FLOOR

Fawkes Coffee & Available Unit



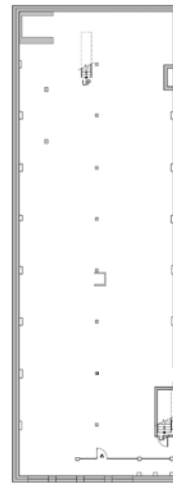
FOURTH FLOOR

Artist Studios



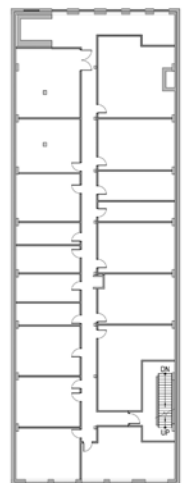
BASEMENT

Available

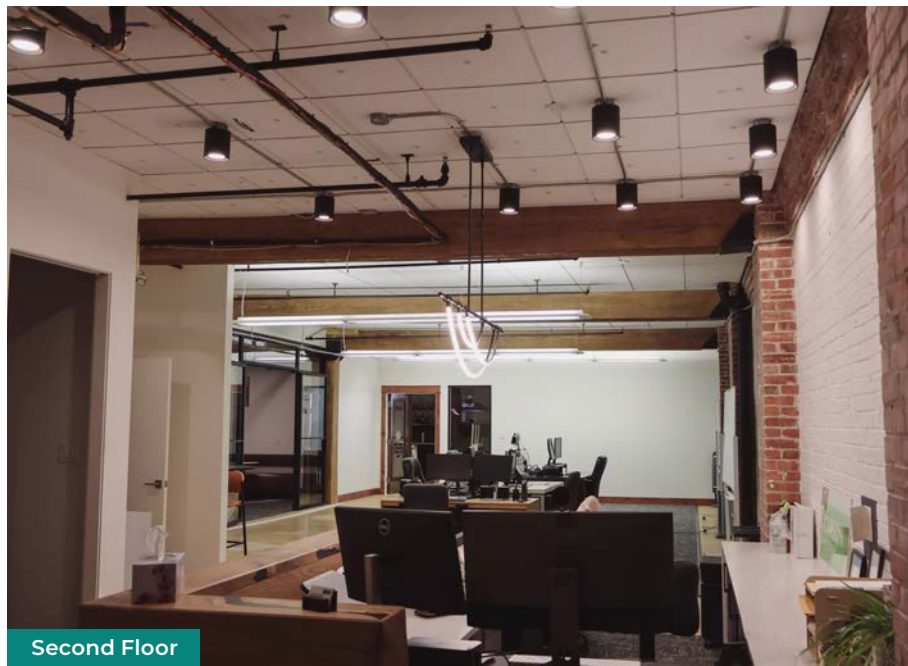
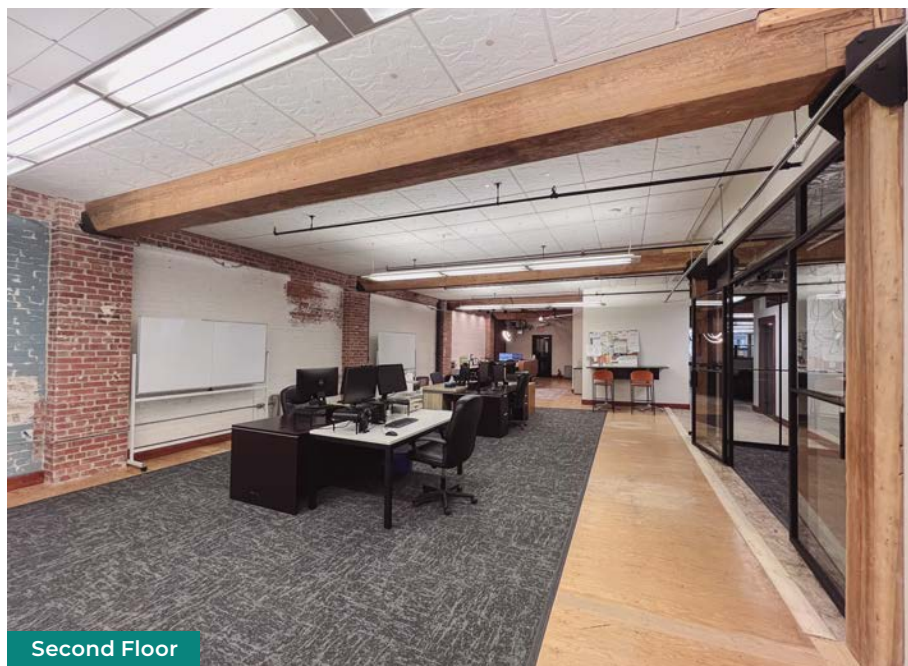
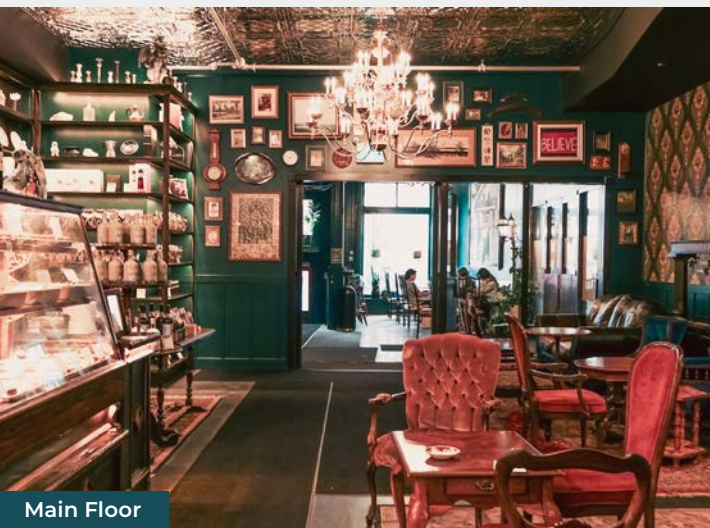


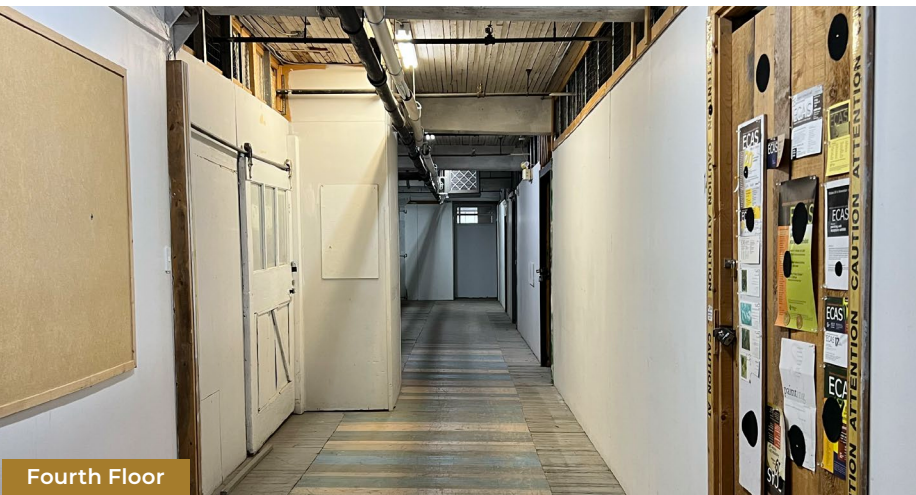
THIRD FLOOR

Artist Studios



03 THE SPACE





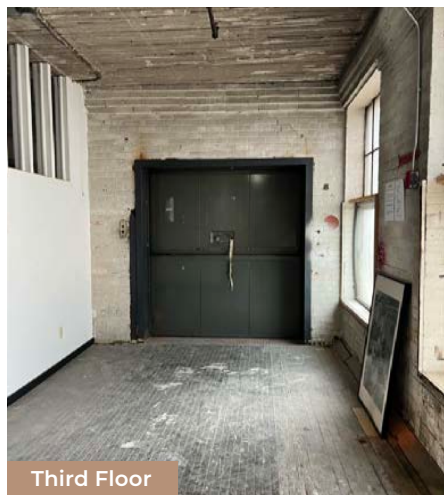
Fourth Floor



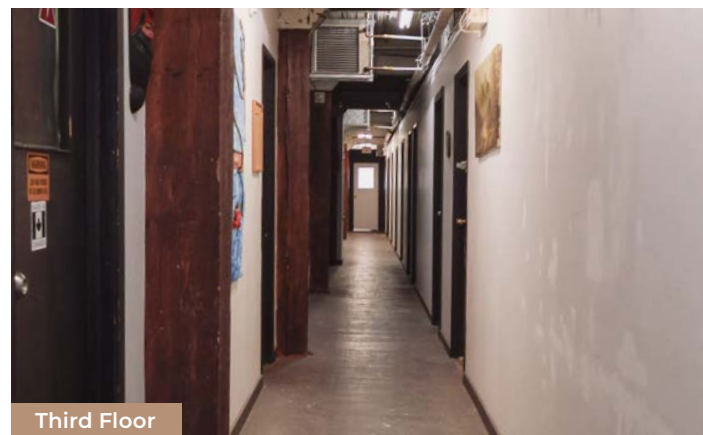
Third Floor



Fourth Floor



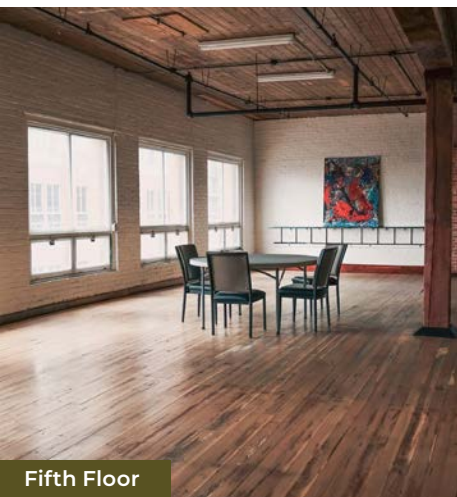
Third Floor



Third Floor



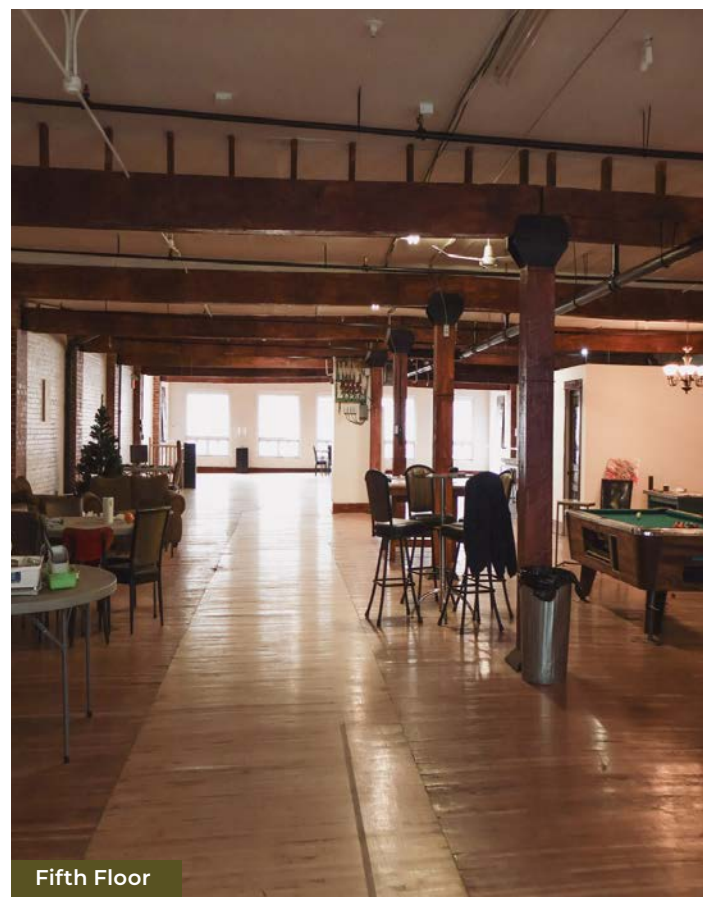
Fifth Floor



Fifth Floor



Fifth Floor



Fifth Floor

04 THE LOCATION



20,100 VPD ON JASPER AVENUE
4,000 VPD ON 104 STREET

DEMOGRAPHICS

2 KM RADIUS

123,820

DAYTIME POPULATION

60,952 residents
18.8% growth (2018-2025)
20.3% projected growth (2025-2030)

\$83,769

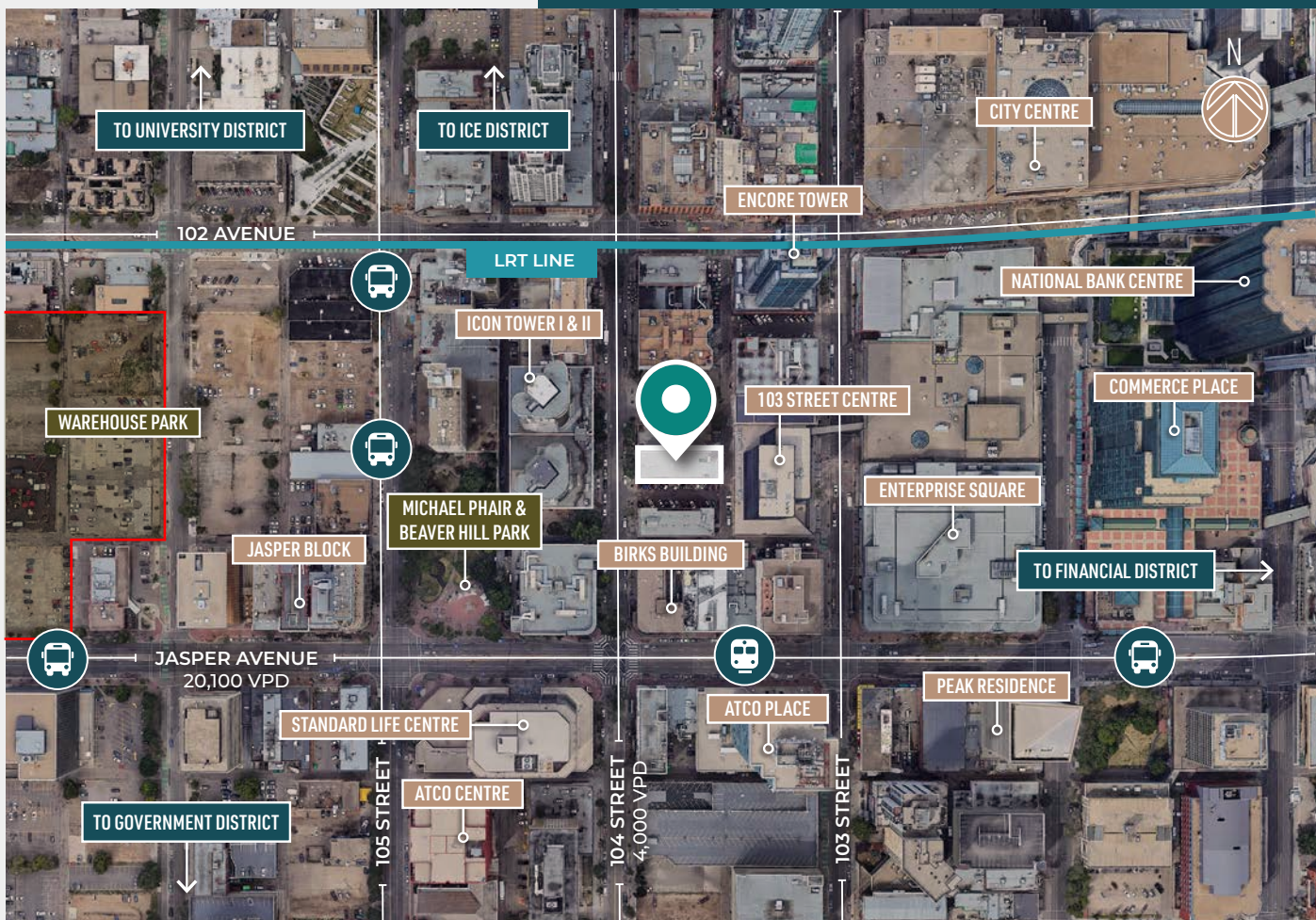
AVERAGE HOUSEHOLD INCOME

33,567 - total households
22.3% earn \$60 - \$100,000
25.3% earn \$100,000+

46.4%

20-39 YEARS OLD

9.1% - 0-19 years
22.4% - 40-59 years
22.1% - 60+ years



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