RETAIL FOR SALE

10019 106 AVENUE NW

Edmonton | AB

INCOME PRODUCING FREESTANDING BUILDING DOWNTOWN



CHRIS KILLINGSWORTH
Associate
780.232.6939
chris.killingsworth@omada-cre.com

BEN ASHWORTH
Associate
780.953.9072
ben.ashworth@omada-cre.com

- Fully leased investment property with option to owner occupy
- Freestanding remodeled property with modern interior
- Fully built out food production facility in the lower level
- Close proximity to Edmonton's downtown core including Rogers Place, the Ice District, and the Royal Alberta Museum

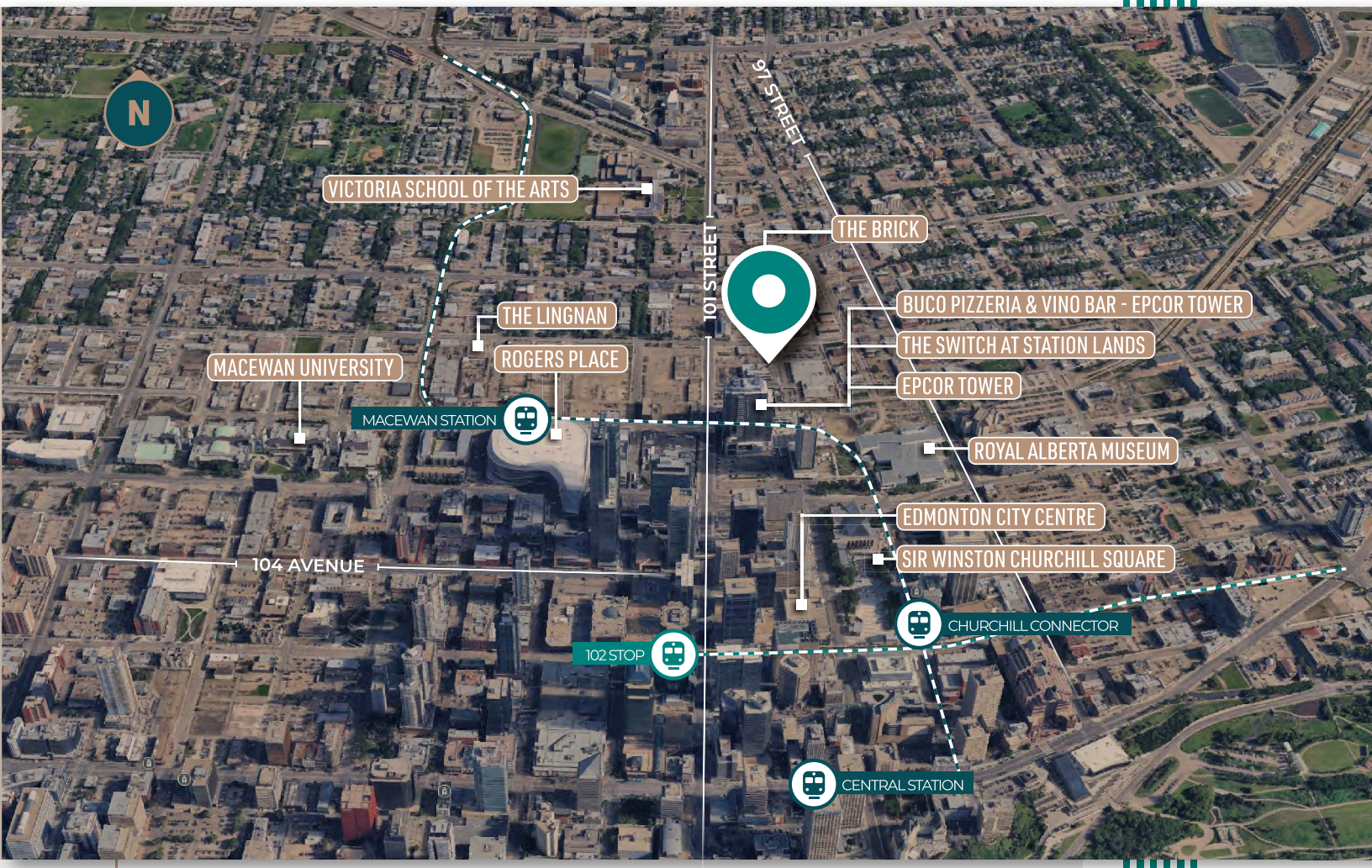
PROPERTY FEATURES

Building Area	6,540 SF
Land Area	7,489 SF
Available	Immediately
Year Built	1981
Municipal	10019 106 Avenue NW, Edmonton, AB
Legal	Plan EF, Lot 148
Zoning	Mixed Use (MU h16 f3.5 cf)
Sale Price	$1,200,000 ($183 PSF)
Property Taxes	$15,364.81
Parking	8 secured surface stalls

- FULLY BUILT OUT KITCHEN
- MIXED USE ZONING
- 8 SURFACE PARKING STALLS







THE OPPORTUNITY

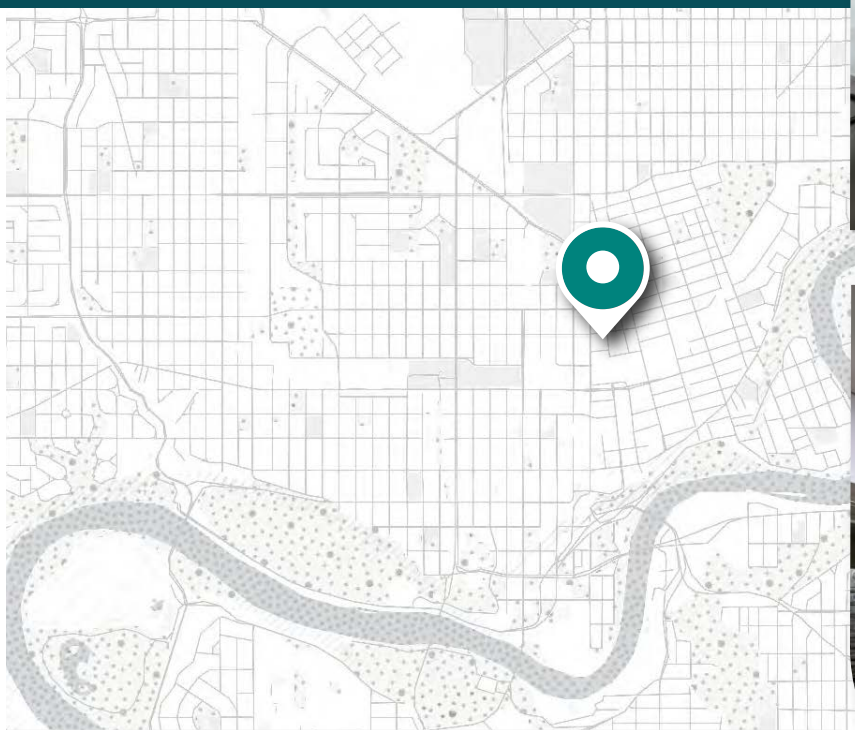
Located in Edmonton's Central McCauley neighbourhood, 10019 106 Avenue NW presents an opportunity for both owner users and investors to acquire a centrally located commercial property. The building features a fully built out food production facility on the lower level, offering potential for food-related businesses seeking an established production space or investors looking to capitalize on the property's existing improvements.

The property benefits from a substantial daytime population of approximately 124,700 people within a 2 km radius, providing access to a broad base of employees, residents, and potential customers. The surrounding area continues to experience investment and high-density residential development, including Station Lands, a major mixed-use downtown development featuring 285 completed residential units, with an additional 407 units planned. With convenient access to downtown Edmonton and major transportation routes, 10019 106 Avenue NW offers a versatile opportunity in an established urban market experiencing ongoing revitalization.

AREA DEMOGRAPHICS

2 KM RADIUS







+ 19,922 VPD ON 101 STREET

124,700
DAYTIME POPULATION

63,007 residents
19.4% growth (2020-2025)
20.3% projected growth (2025-2030)

45.0%
20-39 YRS

0-19 yrs = 11.0%
40-59 yrs = 23.3%
60+ yrs = 20.6%

$80,720
AVERAGE HOUSEHOLD INCOME

21.7% earn $60-100,000
24.1% earn $100,000+

CHRIS KILLINGSWORTH
Associate
780.232.6939
chris.killingsworth@omada-cre.com

BEN ASHWORTH
Associate
780.953.9072
ben.ashworth@omada-cre.com

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. October 22, 2026