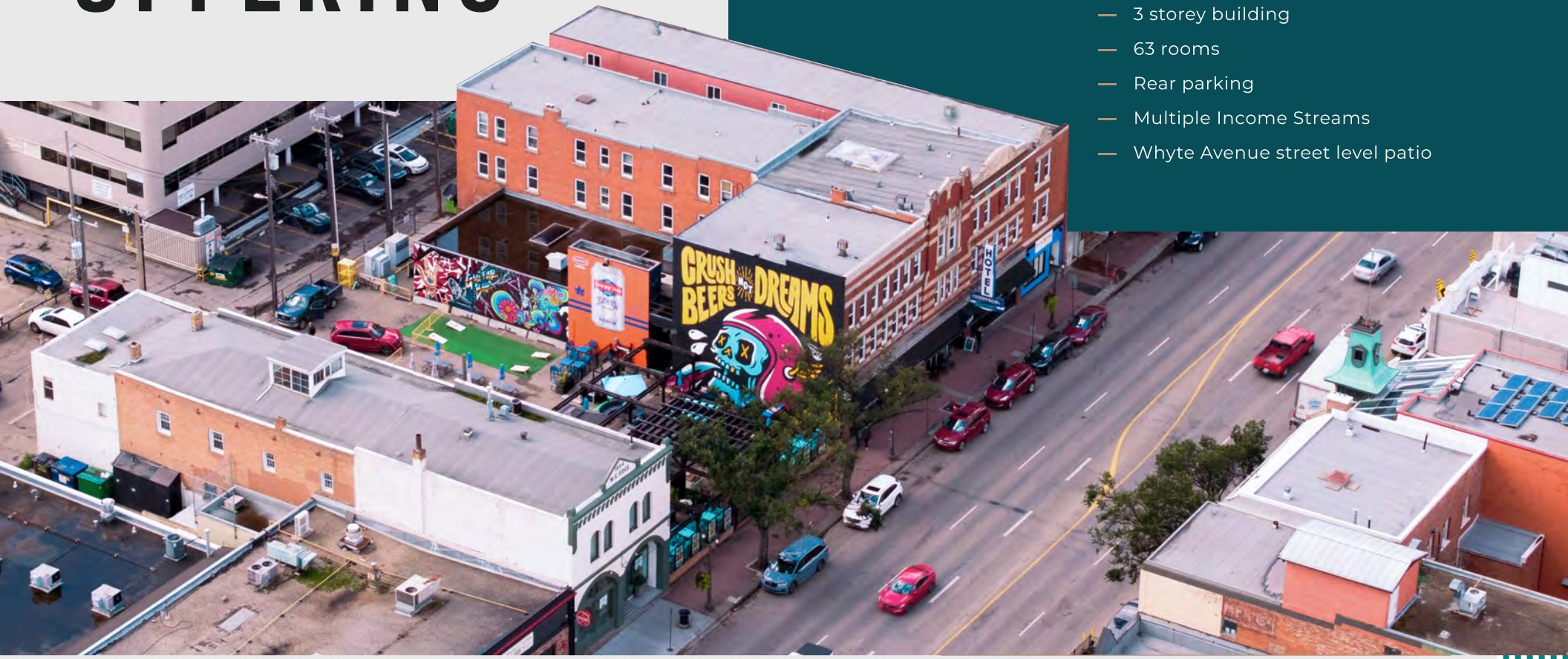
INVESTMENT OFFERING

THE COMMERCIAL

MULTIPLE INCOME STREAMS AND FUTURE DEVELOPMENT POTENTIAL

- 3 storey building
- 63 rooms
- Rear parking
- Multiple Income Streams
- Whyte Avenue street level patio



Omada COMMERCIAL

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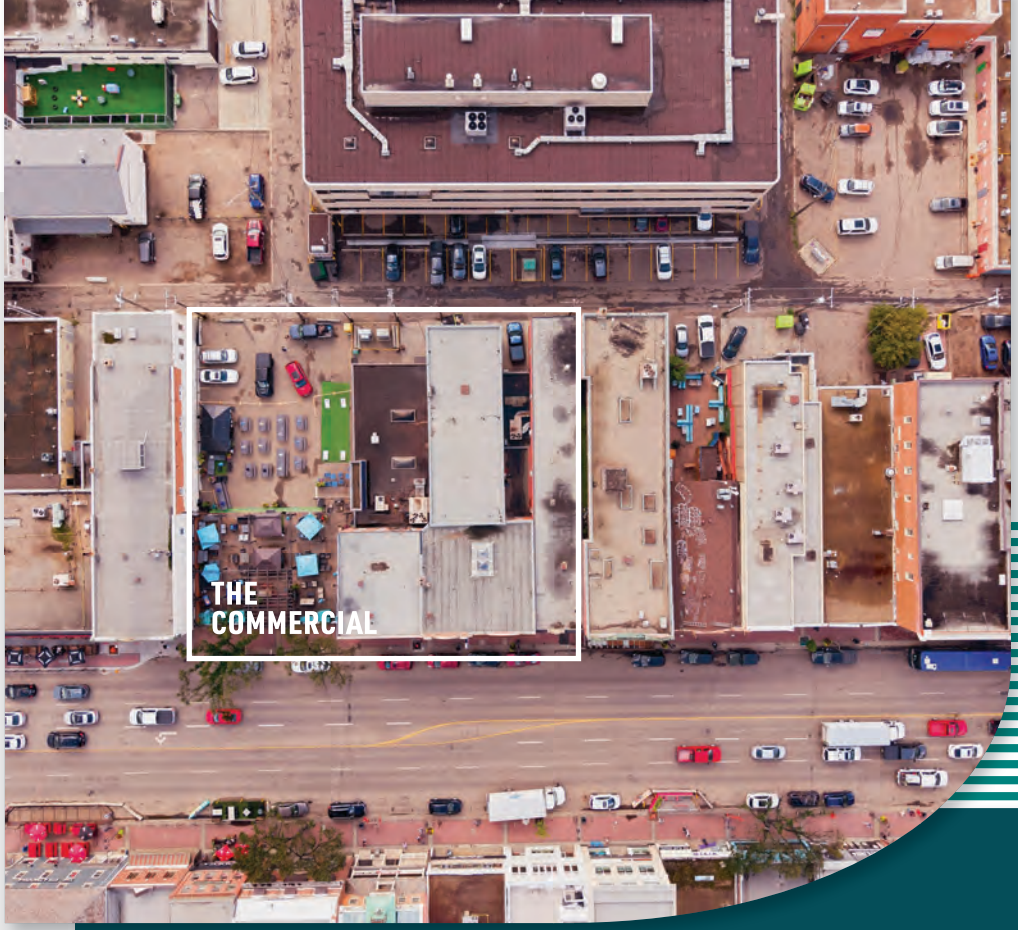
PROPERTY FEATURES

Total Building Area	+/- 39,000 SF
Rooms	63
Access	Whyte Avenue, Gateway Boulevard, Calgary Trail
Zoning	Direct Control (DC (21483))
Year Built	Five fused buildings, built 1911–1987
Parking	Approximately eight (8) rear surface parking stalls + loading
Exposure	Whyte Avenue
2026 Property Tax	Please contact to discuss
Pricing	Please contact to discuss



	Total	*Hotel*	*Patio*
Land Area	21,725 SF	13,035 SF	8,690 SF

	Hotel	*Patio*
Municipal	10329 - 82 Avenue NW	10319 - 82 Avenue NW

	Hotel	*Land | Patio*
Legal	Plan I Blk 61 Lots 6,7,8	Plan I Blk 61 Lots 4,5

MARKET INSIGHT

On behalf of the current ownership group, Omada is pleased to release a captivating offering to invest in the Commercial Hotel. This Iconic operation has been a stalwart on Whyte Avenue for over 115 years. The current business boasts income from room rentals, bar sales, liquor off sales, VLTs, and events. Blues on Whyte is renowned as one of the top live music venues in Western Canada. Please contact us to discuss further details.

The Commercial Hotel began circa 1870 in a wooden building on this exact site. Without business interruption, a prominent developer of the day built the new hotel in brick behind the wooden building in 1911. The original wooden building was then torn down the new façade was added in 1912. This Property is such a special story in Edmonton's history. The Commercial is one of the oldest and longest running businesses in this country and likely the only hotel that has served as a hotel without any kind of business interruption. Through economic downturns, wars, and a global pandemic, the Commercial has always been here.



WELL MAINTAINED HISTORIC BUILDING

- PREVALENT BRICK & BEAM FEATURES
- HIGH PROFILE BUILDING WITH EXCELLENT STREET PRESENCE
- WHYTE AVENUE STREET LEVEL PATIO



- THREE (3) STOREY BUILDING
- 63 HOTEL ROOMS
- RESTAURANT, BAR, LIVE MUSIC, VLT, AND LIQUOR SALES BUSINESSES IN PLACE
- WHYTE AVENUE STREET LEVEL PATIO

44,011
DAYTIME POPULATION

43,772 residents
14.6% growth (2018-25)
12.4% projected growth (2025-30)

41.3%
20-39 YRS

0-19 yrs = 12.1%
40-59 yrs = 49.2%
60+ yrs = 30.7%

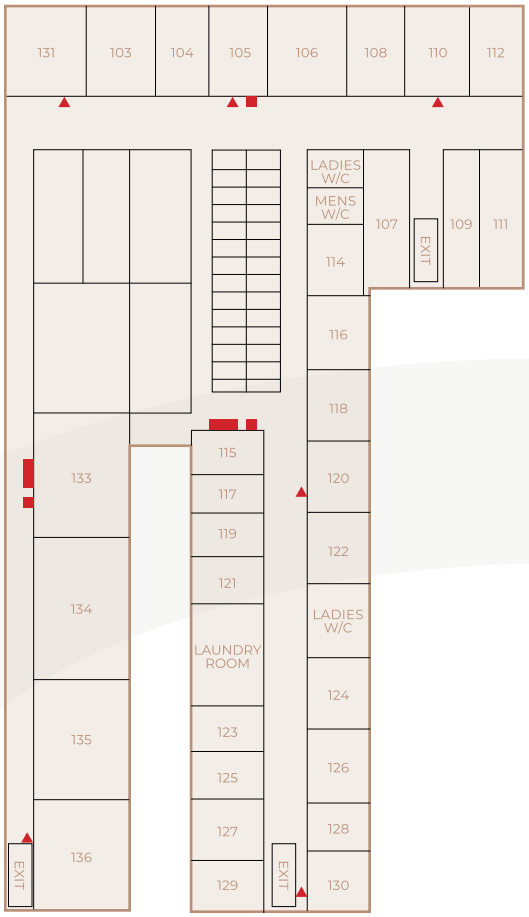
$93,685
AVERAGE HOUSEHOLD INCOME

22.6% earn $60-100,000
30.7% earn $100,000+

24,455
VPD ON 82 AVENUE

20,259 VPD on Gateway Boulevard

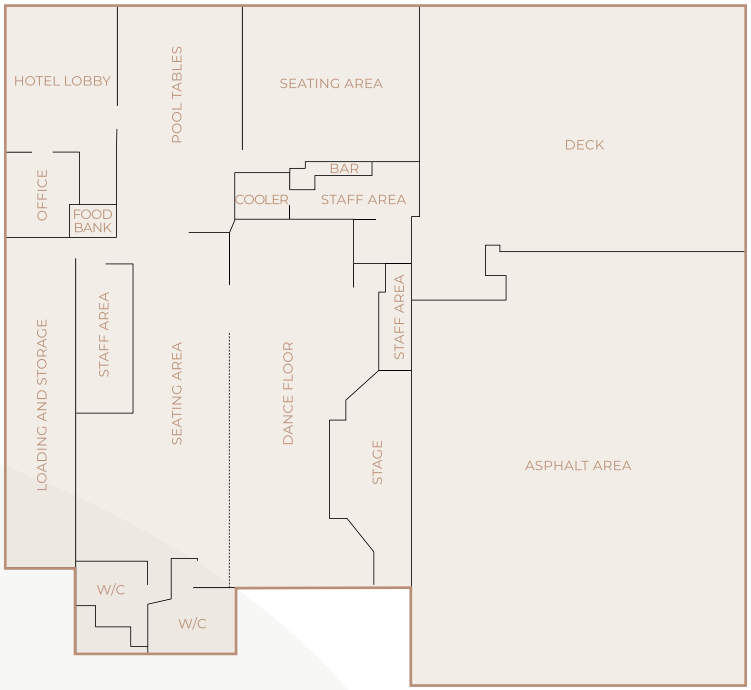
COMMERCIAL HOTEL
FIRST FLOOR



COMMERCIAL HOTEL
SECOND FLOOR



BLUES ON WHYTE
INTERIOR PUBLIC SPACE & ASPHALT AREA



LEGEND

- FIRE ALARM PULL
- FIRE EXTINGUISHER
- FIRE HOSE

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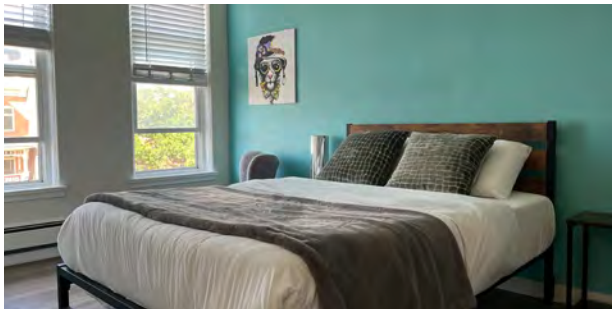
BUILDING GALLERY

A RARE OPPORTUNITY TO ACQUIRE A STRATEGICALLY LOCATED BUILDING

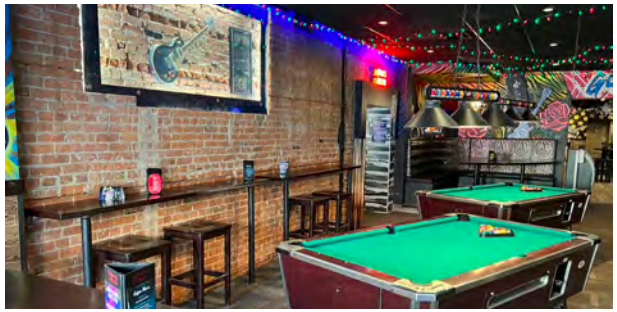
COMMERCIAL HOTEL







BLUES ON WHYTE













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