

30,000 SF DOWNTOWN

3 BUILDINGS & PARKING LOT

FOR SALE

RILEY'S REPRODUCTIONS & PRINTING BUILDINGS

Redevelopment Site

10164, 10172 & 10180 - 108 Street NW,
Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Well-located site in the Urban Warehouse district of Downtown Edmonton with a total area of 29,917 SF, highly suitable for redevelopment.
- This region of downtown has evolved as a High-rise residential node, close to educational institutions
- The construction of the new Valley West LRT further will support transformation in this area.
- The rectangular site can support a wide range of future redevelopment possibilities. Existing zoning would support development to a maximum FAR of 6.0.

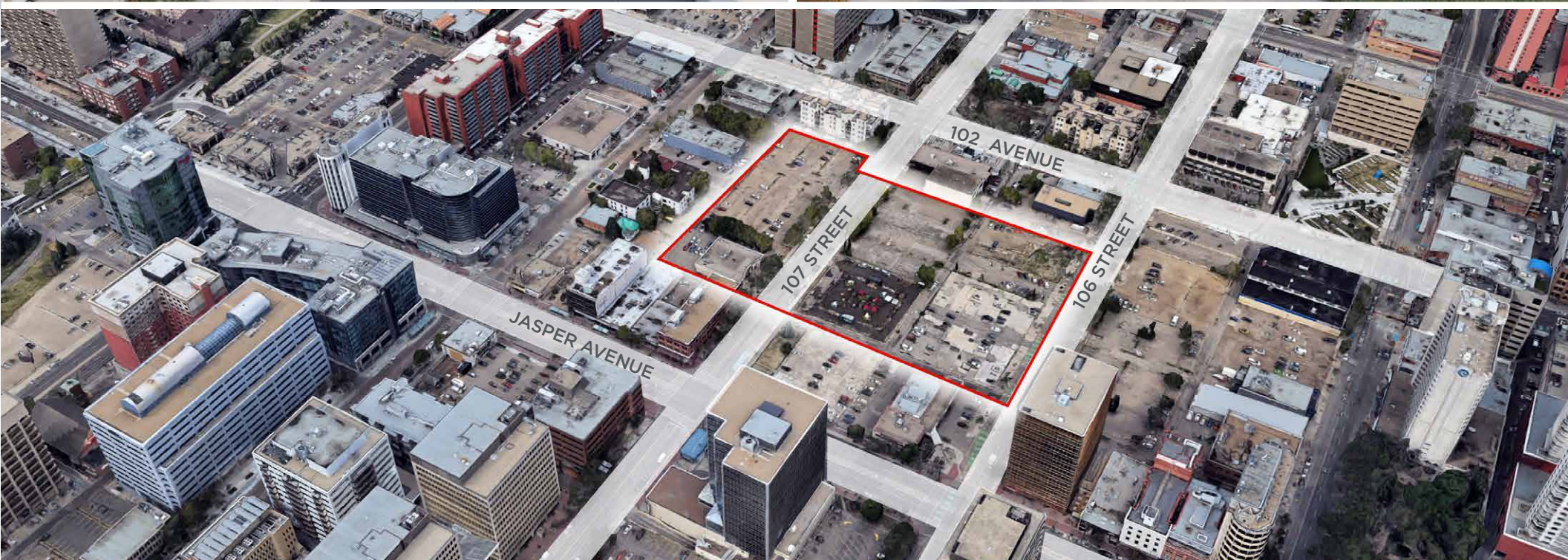




Design rendering of future Warehouse Park (subject to technical requirements and funding).



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WAREHOUSE PARK

Turning parking lots into paradise! Warehouse Park is a new, signature park coming to the heart of Edmonton in 2025. Designed for all ages and abilities, the new downtown park will provide space for you to play, be active, relax and gather with friends and neighbors surrounded by green trees and a large open lawn.

The Warehouse Park will cover 1.47 hectares (roughly 14,700 square meters or just over 2 football fields) between 106 Street and 108 Street and Jasper Avenue to 102 Avenue.

The vision for this park is an urban oasis and an inclusive, multi-use green space featuring large, open areas that invite citizens and visitors to reflect and explore. This park will serve as a major public amenity for downtown residents, workers and visitors as the downtown

population is expected to significantly increase in the next decade. The design of 106 Street from Jasper Avenue to 102 Avenue will be integrated into the scope of work for Warehouse park. This project is an important catalyst project identified in the capital City Downtown Plan, and is fully funded by the Capital City Downtown community Revitalization Levy

PROPERTY DETAILS

MUNICIPAL ADDRESS

10164, 10172 & 10180 - 108 Street NW,
Edmonton, AB

LEGAL DESCRIPTIONS

Lot 143 & 144, Block 8, Plan B2
Lot 145, Block 8, Plan B2
Lot 146, Block 8, Plan B2

ZONING

Urban Warehouse (UW)

BUILDING SIZE

30,190 SF (Above Grade)

PARKING AREA

Surface parking lot provides
approximately 29 stalls with an
additional 12 surface stalls located
at rear of Riley's Building #1 & #2;
additional street parking available
at this location

LOT AREA

29,917 SF

PRICE REDUCED

\$4,500,000

