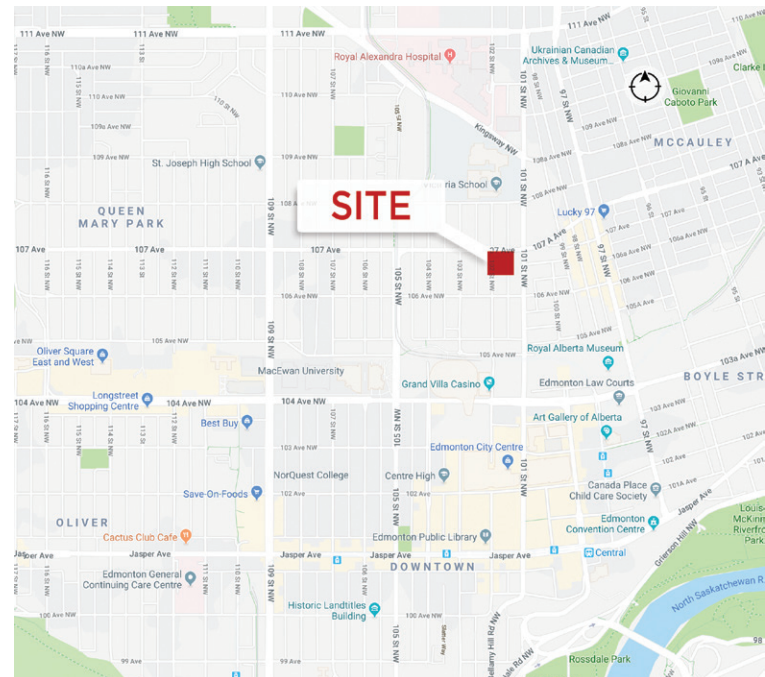


REDUCED PRICE/RATE

Redevelopment Site with Holding Income Property

Property Highlights

- Strategically located just North of the Downtown core
- Large open space with minimal obstructions
- Main floor retail/warehouse uses
- Second floor office space
- 20 parking stalls on site
- Lease holding income in place
- Reduced Sale Price: ~~\$4,000,000~~ \$3,600,000
- Reduced Lease Rate: ~~\$7.00~~ \$6.00 per SF
- Additional Rent: \$3.50 per SF
- 14,000 SF Available for Lease



Marino Padoan

Senior Associate

780 917 8340

marino.padoan@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 19, 2020

CUSHMAN & WAKEFIELD Edmonton


Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1


www.cwedm.com


Property Details

Municipal Address:	10645 102 Street Edmonton, AB
Legal Description:	Plan B3I Block 1; Lots 247-250
Zoning:	CB2
Neighbourhood:	Central McDougall
Building Size:	19,825 SF (Main Floor) 6,920 SF (Second Floor) 26,475 SF (Total)
Built:	1957
Property Taxes:	\$55,312.23
Lot Area:	29,975 SF

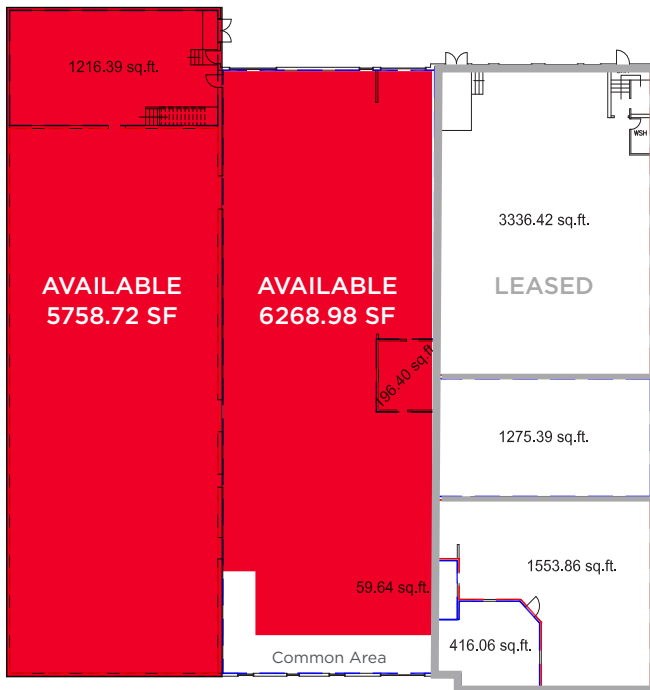
Demographics

POPULATION			
	1km	3km	5km
	13,538	98,185	215,244

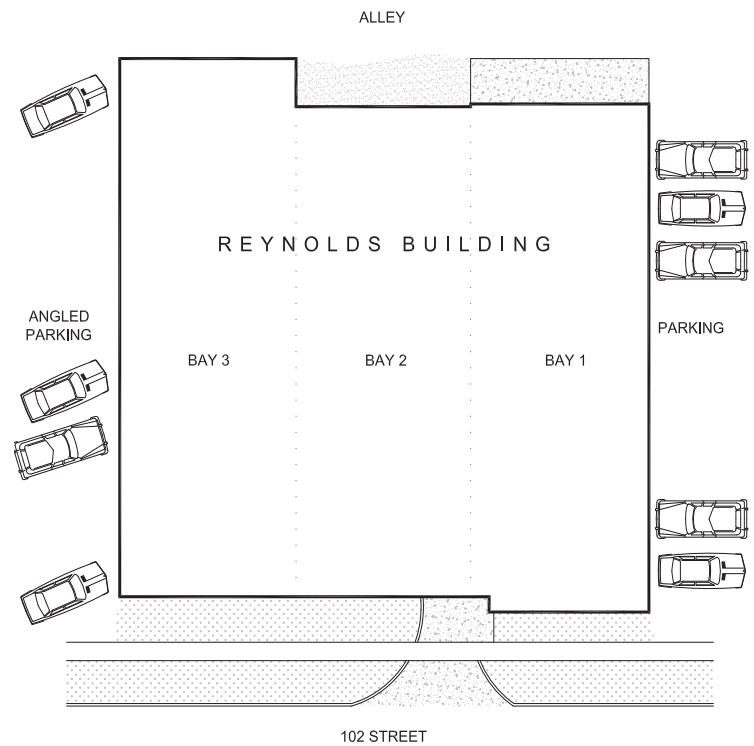
AVERAGE INCOME			
	1km	3km	5km
	\$65,281	\$85,632	\$94,357

VEHICLES PER DAY			
	16,200 on 107 Avenue		
			

Main Floor Plan



Site Plan



Marino Padoan

Senior Associate
780 917 8340
marino.padoan@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 19, 2020

CUSHMAN & WAKEFIELD

Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

Aerial



Parking Area



Marino Padoan
Senior Associate
780 917 8340
marino.padoan@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 19, 2020

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

cwedm.com



**CUSHMAN &
WAKEFIELD**

Edmonton

Marino Padoan

Senior Associate

780 917 8340

marino.padoan@cwedm.com

Rick Botelho

Associate

780 702 6958

rick.botelho@cwedm.com