

FOR SALE/LEASE  
**107TH AVENUE**  
**RETAIL PROPERTY**  
10805 107 Avenue, Edmonton, AB

 **CUSHMAN & WAKEFIELD**  
Edmonton



**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Doug Rae**  
Partner  
780 429 9397  
[doug.rae@cwedm.com](mailto:doug.rae@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 for properties in question. August 1, 2023

# THE OPPORTUNITY

- Two lot property comprising of 15,000 SF
- High exposure to 107 Avenue
- Paved staff and customer parking available
- Located in the Central McDougall neighborhood
- Family owned business and a staple in the Edmonton photography scene for over 70 years

# DEMOGRAPHICS




POPULATION		
1km	3km	5km
16,516	95,046	210,287



HOUSEHOLDS		
1km	3km	5km
8,954	50,615	101,378



AVERAGE INCOME		
1km	3km	5km
\$75,872	\$91,638	\$104,092



VEHICLES PER DAY		
20,900 VPD on 107 Avenue NW		
29,500 VPD on 109 Street NW		



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10805 107 Avenue, Edmonton, AB

## LEGAL DESCRIPTION

Plan B4, Block 8, Lots 199 & 200

## ZONING

Low Intensity Business Zone (CB-1)

## NEIGHBOURHOOD

Central McDougall

## BUILDING SIZE

8,180 SF

## SITE SIZE

15,000 SF

## SITE COVERAGE

55%

## YEAR BUILT

1965

## CEILING HEIGHT

9' (Office), 16' (Warehouse)

## PARKING

12 Customer Stalls, 10 Staff

## HEATING/COOLING

Forced Air Furnaces  
2 Air Conditioners

## SALE PRICE

\$2,400,000.00

## LEASE RATE

\$18.00 per SF

## TAXES

\$24,152.25

## OPERATING COSTS

TBD





**Doug Rae**

Partner

780 429 9397

[doug.rae@cwedm.com](mailto:doug.rae@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 for properties in question. August 1, 2023