

# VISTEK BUILDING

Multi-Tenanted Commercial/Retail Complex

10561/69/73 109 Street NW, Edmonton, Alberta



**JUDICIAL SALE**

**INVESTMENT OPPORTUNITY**

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METRO LRT LINE  
VALLEY LRT LINE

RIVER VALLEY

EDMONTON City Centre

ROGERS PLACE

ICE DISTRICT

MacEwan UNIVERSITY

104 AVENUE

106 AVENUE

109 STREET

SITE

## PROPERTY HIGHLIGHTS

- The subject property is situated at the southwest periphery of Central McDougall, having a high-exposure location along the east side of the 109th Street arterial, mid-block between 105th and 106th Streets.
- The south portions of the neighbourhood adjoin the Ice District, the focal point of which includes Rogers Place Arena.
- The area also includes the Metro LRT line, which extends through Downtown to the NAIT Campus facilities. The latter has enhanced public transit to the area, with ETS bus service also being available.

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10561/69/73 109 Street,  
Edmonton, AB

## LEGAL DESCRIPTION

Plan B4, Block 8, Lots 164 (north  
half) through 167 Excepting thereout  
all mines and minerals

## ZONING

Low Intensity Business Zone (CB1)

## NEIGHBOURHOOD

Central McDougall

## BUILDING SIZE

13,281 SF

## SITE AREA

24,500 SF

## PARKING

30 Surface Stalls

## AVAILABLE

North Building (Vistek): 5,000 SF  
South Building (Spirit Leaf): 2,281 SF  
Centre Building (Vacant): 6,000 SF  
Total Leaseable Building Area:  
13,281 SF

## SITE COVERAGE

54%

## SALE PRICE

\$3,530,000.00

## STABILIZED NOI

\$230,468.00

## PROPERTY TAXES 2023

\$58,947.06



# LOCAL AMENITIES

## RESTAURANTS

1. Panini's Italian Cucina
2. Selasi's Grill
3. Moxies
4. B Street Bar
5. Kelly's Pub
6. Dockside Pub & Grill
7. OnThe Rocks
8. Mona Lisa Pub
9. Maria's Place
10. Weini Bar & Grill
11. Joey Bell Tower
12. Bianco
13. Bottega 104
14. Felice Cafe
15. La Ronde Revolving Restaurant
16. The Marc
17. Restaurant Yarrow
18. Ruth's Chris Steak House
19. Violino Ristorante
20. Braven
21. Sorrentino's Downtown
22. Uccellino

## GOLF

1. Riverside Golf Course
2. CCT Golf Centre
3. Highlands Golf Club
4. Victoria Golf Course
5. Royal Mayfair Golf Club
6. Kinsmen Pitch & Putt
7. Mill Woods Golf Course
8. Sturgeon Valley Golf & Country Club
9. Twin Willows Golf Club

## HOSPITAL

1. Royal Alexandra Hospital
2. Inglewood Hospital
3. Stollery Children's Hospital
4. University of Alberta Hospital
5. Northeast Community Health Centre
6. Misericordia Community Hospital
7. Edmonton General Continuing Care Centre

## PHARMACY

1. Remedy's RX Central Point Pharmacy
2. Pharma-Cure
3. Shoppers Drug Mart
4. Jasper Pharmacy
5. The Medicine Shoppe Pharmacy
6. PureCare Pharmacy
7. Rexall
8. Save-On-Foods Pharmacy
9. Emerald Downtown Pharmacy & Travel Clinic

## GROCERY

1. Save-On-Foods
2. 99 Supermarket Ltd. (Hoa Ping Trading)
3. Safeway Unity Square
4. Italian Centre Shop Ltd.
5. Real Canadian Superstore
6. Loblaws Brewery City Market
7. Safeway Garneau
8. IGA

## ENTERTAINMENT

1. Commonwealth Stadium
2. Rogers Place
3. Royal Alberta Museum
4. Landmark Cinemas
5. Strand Theater
6. ICE District

## FITNESS

1. Anytime Fitness
2. F.R.E.E. Fitness
3. SVPT Fitness & Athletics
4. No More Excuses Fitness
5. Orangetheory Fitness
6. High Definition Fitness
7. Travis Wade Fitness Inc.
8. Hanson Fitness and Lifestyle Centre
9. XTherapy Athletics
10. GoodLife Fitness
11. Evolve Strength South
12. Yoga Within
13. Shanti Yoga
14. Om Hot Yoga
15. Sweet Kula Yoga

## SCHOOLS

1. St. Teresa of Calcutta Elementary School
2. Norwood School
3. Virginia Park School
4. Inner City High School
5. Ascension Collegiate
6. University of Alberta
7. McNally High School
8. Eastglen High School
9. Feltham Centre (CAT)
10. MacEwan University
11. NorQuest College Edmonton Campus
12. Alberta International College
13. Canadian College International
14. Northern Alberta Institute of Technology (NAIT)
15. Campus Saint-Jean, University of Alberta
16. The King's University
17. Royal Alberta College
18. CDI College—Edmonton West
19. Concordia University of Edmonton

## PARKS

1. Borden Park
2. Kinnaird Park
3. Central McDougall Park
4. Westmount Park
5. Paul Kane Park
6. Grant Notley Park
7. Dawson Park
8. Muttart Conservatory
9. Rundle Park
10. Canon Ridge Park
11. Monsignor William Irwin Park
12. Emily Murphy Park
13. Mill Creek Ravine
14. River Loop Trail
15. Whitemud Creek
16. Patricia Ravine Trail
17. Silver Fox Trail
18. Buena Vista Park
19. Kennedale Ravine Trailhead
20. River Valley Victoria

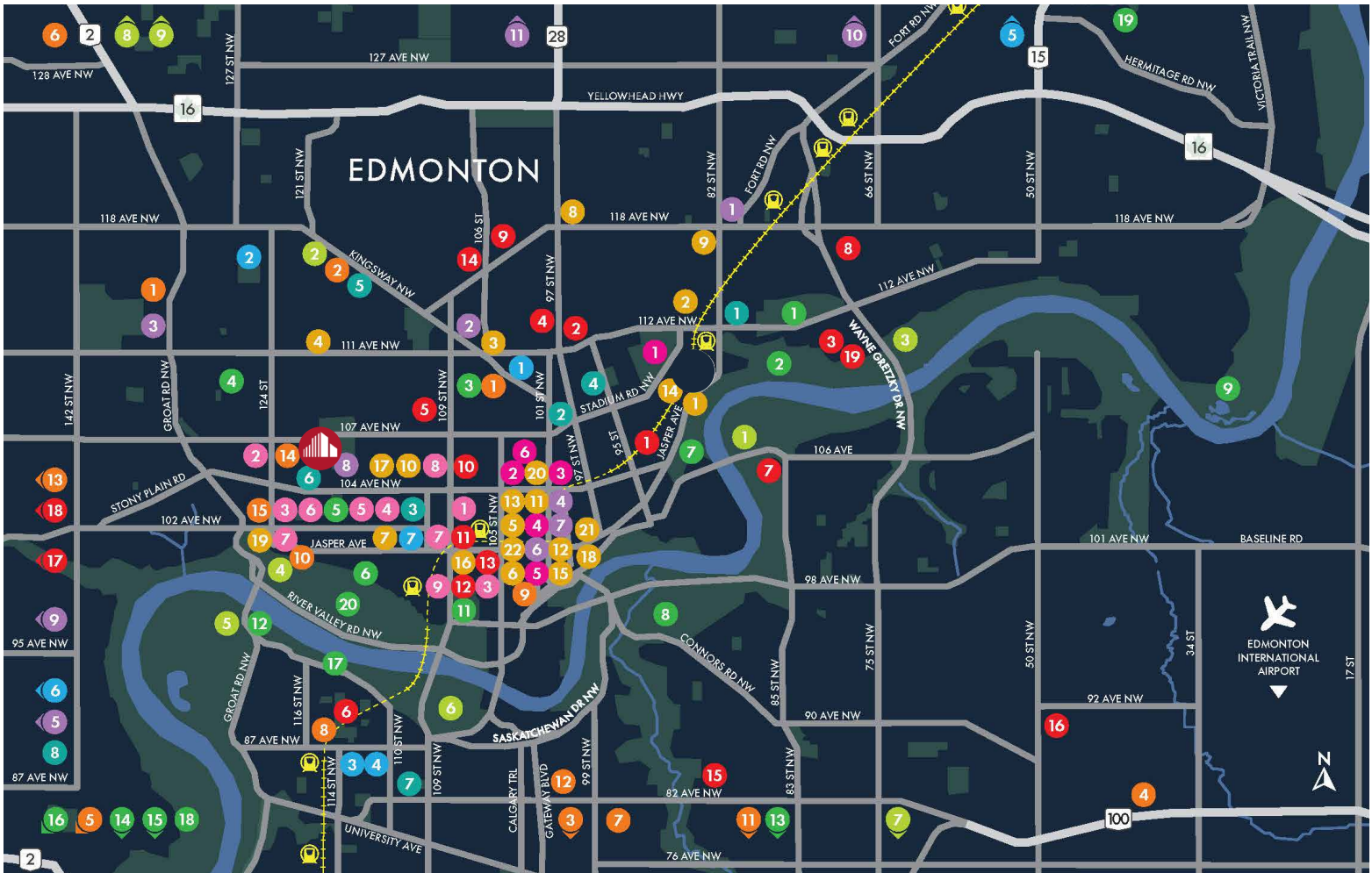
## SHOPPING

1. Parkdale Square
2. Kingsway Mall
3. Westmount Shopping Centre
4. Edmonton City Centre
5. West Edmonton Mall
6. Manulife Place
7. The Shops at Commerce Place
8. Unity Square East and West
9. Terra Losa Shopping Centre
10. Londonderry Mall
11. Northgate Centre

## LRT CAPITAL LINE

- +++ Above ground
- Below ground

## SITE LOCATION



# DEMOGRAPHICS



**POPULATION**  
1KM | 20,376  
3KM | 96,143  
5KM | 211,195



**AVERAGE INCOME**  
1KM | \$83,709  
3KM | \$93,285  
5KM | \$105,118



**HOUSEHOLDS**  
1KM | 11,393  
3KM | 51,406  
5KM | 102,122



**VEHICLES PER DAY**  
31,400 on 109 Street  
30,200 on 104 Avenue



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