

# FOR SALE

# THE MANHATTAN BUILDING

10345 105 STREET NW, EDMONTON, AB



**PRIME DOWNTOWN EDMONTON MIXED-USE INCOME PROPERTY**

**INVESTMENT OPPORTUNITY**

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## PROPERTY DETAILS

**MUNICIPAL ADDRESS:**

10345 - 105 Street NW,  
Edmonton, AB

**LEGAL DESCRIPTION:**

Plan NB1 Blk 4 Lot 158,159

**ZONING:**

Urban Warehouse Zone (UW)

**NEIGHBOURHOOD:**

Downtown

**BUILDING SIZE:**

26,202 SF

**PROPERTY TAXES:**

\$97,834.07 (2024)

**BUILT:**

1950 - Complete Retrofit in 2008

**PARKING AREA:**

19 Underground Stalls & 7  
Surface Stalls

**PARKING REVENUE:**

\$31,711.47

**LOT AREA:**

14,983 SF

**NOI:**

\$336,468

**NOI WITH PARKING REVENUE:**

\$368,179.47

**VACANCY:**

87% Leased



**Sale Price: MARKET**

## PROPERTY HIGHLIGHTS

### Discover the Charm of Edmonton's Warehouse District

The Warehouse District in Edmonton offers a unique blend of historical character and modern opportunity. Located just minutes from downtown, this vibrant area is home to an eclectic mix of charming heritage buildings, creative spaces, and thriving local businesses. The district is ideally positioned close to Edmonton's Ice District, Grant MacEwan University, and NorQuest College, providing easy access to education, entertainment, and cultural landmarks. With its proximity to major transit routes and the LRT, the Warehouse District ensures convenience for commuters and visitors alike. Its walkable streets, rich architecture, and access to key transportation networks make it a prime location for both businesses and residents seeking a dynamic urban environment. Whether you're looking for a creative office space, a retail opportunity, or a trendy loft, the Warehouse District provides a perfect canvas for growth and success.



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
17,772	100,822	212,732



## HOUSEHOLDS

1km	3km	5km
10,502	54,665	103,127



## HOUSEHOLD INCOME

1km	3km	5km
\$90,127	\$95,489	\$108,641

# VEHICLES PER DAY

109 Ave VPD:  
35,690

104 Ave VPD:  
26,553

103 Ave VPD:  
4,193

105 St VPD:  
9,138

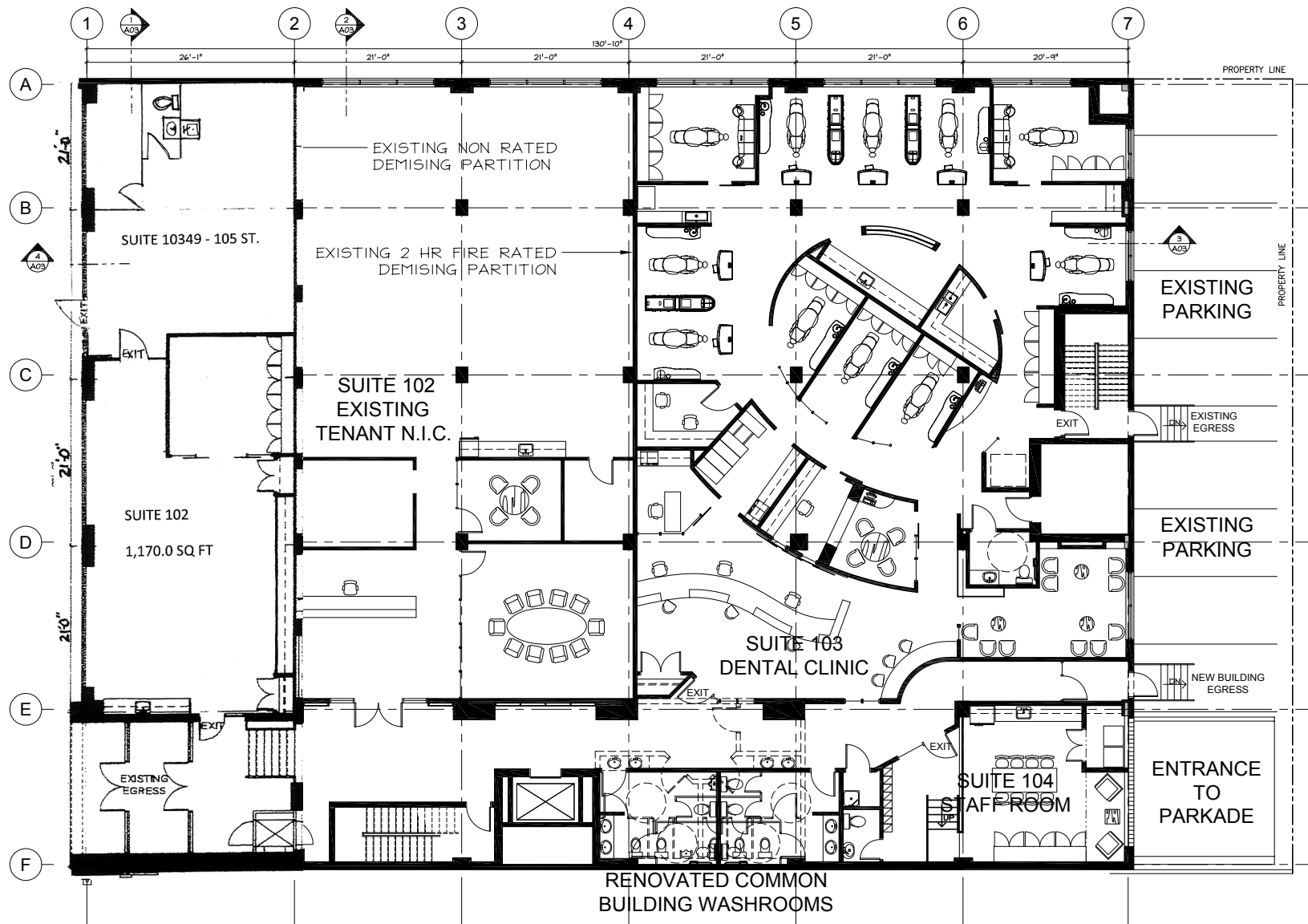
101 St VPD:  
16,985

# AERIAL VIEW



# FLOOR PLAN

## FIRST FLOOR





# FLOOR PLAN

## SECOND FLOOR

