

FOR SALE



THE MANHATTAN BUILDING

10345 105 STREET NW, EDMONTON, AB



PRIME DOWNTOWN EDMONTON MIXED-USE INCOME PROPERTY

INVESTMENT OPPORTUNITY

Nicholas Hrebien
Senior Associate
780.917.8345
nicholas.hrebien@cwedm.com

Dustin Bateyko
Partner
780.702.4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.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. January, 2025

FOR SALE

THE MANHATTAN BUILDING

PROPERTY DETAILS

Municipal Address:

10345 - 105 Street NW,
Edmonton, AB

Parking Area:

19 Underground Stalls & 7
Surface Stalls

Legal Description:

Plan NB1 Blk 4 Lot 158,159

Lot Area:

14,983 SF

Zoning:

Urban Warehouse Zone
(UW)

NOI:

Please Contact Agent

Neighbourhood:

Downtown

Vacancy:

87% Leased

Building Size:

25,642 SF

**Sale Price:
MARKET****Built:**

1950 - Complete Retrofit
in 2008



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



STANTEC TOWER

EDMONTON TOWER

BELL TOWER

CORONA LRT STATION

BAY/ENTERPRISE
SQUARE STATION

GOVERNMENT
CENTRE STATION

JASPER AVENUE

102 AVENUE

SITE

NORQUEST COLLEGE

104 AVENUE

108 STREET

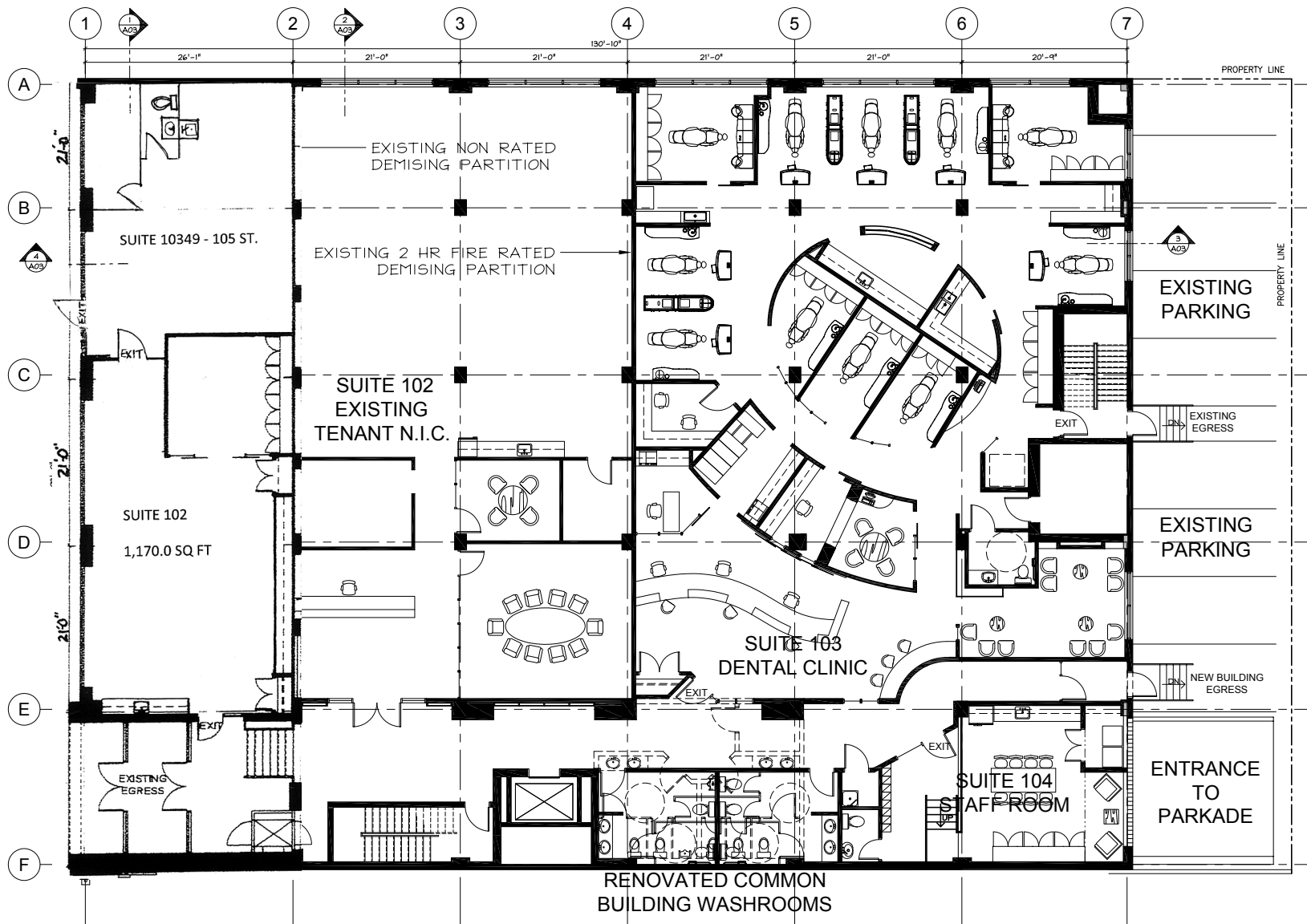
109 STREET

ROGERS PLACE/
ICE DISTRICT

MACEWEAN UNIVERSITY

FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR

