

# FOR SALE

# WESTERN SUPPLIES BUILDING

10722 103 AVENUE NW, EDMONTON, AB



INVESTMENT OPPORTUNITY

INCOME-PRODUCING  
ASSET WITH FUTURE  
DEVELOPMENT  
OPPORTUNITIES

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# FOR SALE

# WESTERN SUPPLIES BUILDING

## PROPERTY DETAILS

**MUNICIPAL ADDRESS:**

10722 - 103 Avenue  
NW, Edmonton, AB

**LEGAL DESCRIPTION:**

Plan: O227377, Block: 7,  
Lot: 113A

**ZONING:**

Urban Warehouse Zone  
(UW)

**NEIGHBOURHOOD:**

Downtown

**SITE SIZE:**

29,998 SF

**BUILDING SIZE:**

22,700 SF  
(Additional Basement  
of 2,900 SF, Total:  
25,600 SF)

**PROPERTY TAXES**

\$75,750.60 (2024)

**BUILT:**

1927

**PARKING AREA:**

30 Surface Parking  
Stalls

**PARKING REVENUE:**

Tenant parking revenue  
totaled \$58,734.50,  
with an additional  
\$2,354.01 generated  
from after-hours  
parking.

**NOI:**

\$212,535.96 (In Place)

**NOI WITH PARKING**

**REVENUE:**  
\$273,624.56

**VACANCY:**

82% Leased

**Sale Price: MARKET**

## PROPERTY HIGHLIGHTS

Discover a one-of-a-kind investment property located in the heart of Edmonton's vibrant Warehouse District. This distinctive character space features stunning brick-and-beam finishes, offering a unique blend of historic charm and modern appeal. Perfectly positioned just off Jasper Avenue, the property is surrounded by prime amenities, including grocery stores, popular bars, and restaurants.

Its strategic location places it in close proximity to NorQuest College, Grant MacEwan University, and Edmonton's LRT and transit systems, ensuring high accessibility and foot traffic. Whether you're looking for a revenue-generating property or a future redevelopment opportunity, this is an exceptional addition to any investment portfolio.



# 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

NORQUEST COLLEGE

JASPER AVENUE

102 AVENUE

SITE

104 AVENUE

ROGERS PLACE/  
ICE DISTRICT

MACEWEAN UNIVERSITY

108 STREET

109 STREET



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