

FOR SALE

WESTERN SUPPLIES BUILDING

10722 103 AVENUE NW, EDMONTON, AB

**CUSHMAN &
WAKEFIELD**
Edmonton

INVESTMENT OPPORTUNITY

**INCOME-PRODUCING
ASSET WITH FUTURE
DEVELOPMENT
OPPORTUNITIES**

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PROPERTY DETAILS

Municipal Address:
10722 - 103 Avenue NW,
Edmonton, AB

Legal Description:
Plan O227377 Blk 7
Lot 113A

Zoning:
Urban Warehouse Zone
(UW)

Neighbourhood:
Downtown

Size:
17,500 SF

Built:
1950

Parking Area:
30 Surface Parking Stalls

NOI:
Please contact Agents

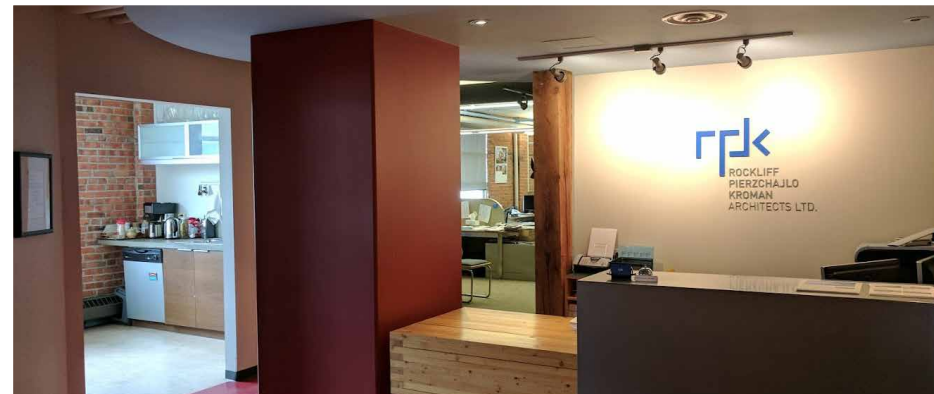
Vacancy:
82% Leased

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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