

FOR SALE

STAND-ALONE COMMERCIAL BUILDING

10105 137 AVENUE, EDMONTON, AB

FOR MORE INFORMATION PLEASE CONTACT:
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PROPERTY OVERVIEW

This prominently positioned commercial property is located at 10105 137 Avenue NW, Edmonton, Alberta, in the heart of a major retail node in north Edmonton, where a strong concentration of established retailers, service-commercial amenities, and daily consumer traffic contributes to the area's enduring commercial appeal. Benefiting from exceptional exposure along a well-travelled corridor, the property offers a highly visible setting for businesses seeking a strong market presence within a mature and well-connected trade area. The site comprises approximately 2.42 acres and is improved with a substantial 32,590 square foot building that is well suited for a wide variety of retail, showroom, and commercial uses.

Originally constructed in 1965 and extensively renovated in 2015, the property presents in good condition and benefits from meaningful upgrades to the building interior, exterior, and surrounding site improvements. The existing improvement offers a functional layout, generous on-site parking, and strong site circulation, creating a flexible opportunity for retailers and commercial occupiers requiring both customer accessibility and operational efficiency. With its combination of scale, visibility, and established improvements, the property is well positioned to accommodate a broad range of retail and commercial users seeking a prominent presence in one of north Edmonton's most active commercial areas.



**APPROXIMATELY 320 FT OF
FRONTAGE ALONG 137 AVENUE**



PROMINENT SITE WITH AMPLE PARKING

PROPERTY DETAILS

MUNICIPAL ADDRESS	10105 137 AVENUE NW, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 0524741, PLAN 10A, LOT 11
PROPERTY TYPE	RETAIL / COMMERCIAL
SITE AREA	±2.42 ACRES
BUILDING AREA	MAIN FLOOR: 31,610 SF MEZZANINE: 980 SF TOTAL: 32,590 SF
SITE COVERAGE	29.98%
NEIGHBOURHOOD	ROSSLYN
ZONING	CG - GENERAL COMMERCIAL
YEAR BUILT	1965 (EXTENSIVELY RENOVATED IN 2014)
PROPERTY TAX	\$118,616.30 (2026)
PARKING	112 PARKING STALLS
CONSTRUCTION	CONCRETE BLOCK WITH STEEL AND WOOD FRAME SUPPORT
ROOF TYPE	WOOD ROOF DECK, RIGID INSULATION AND BUILT-UP ASPHALT ROOF
LOADING	1 DOCK LOADING 3 GRADE OVERHEAD LOADING DOORS
CEILING HEIGHT	RANGES FROM APPROX. 24' TO 27'



LISTING PRICE:
CONTACT AGENT

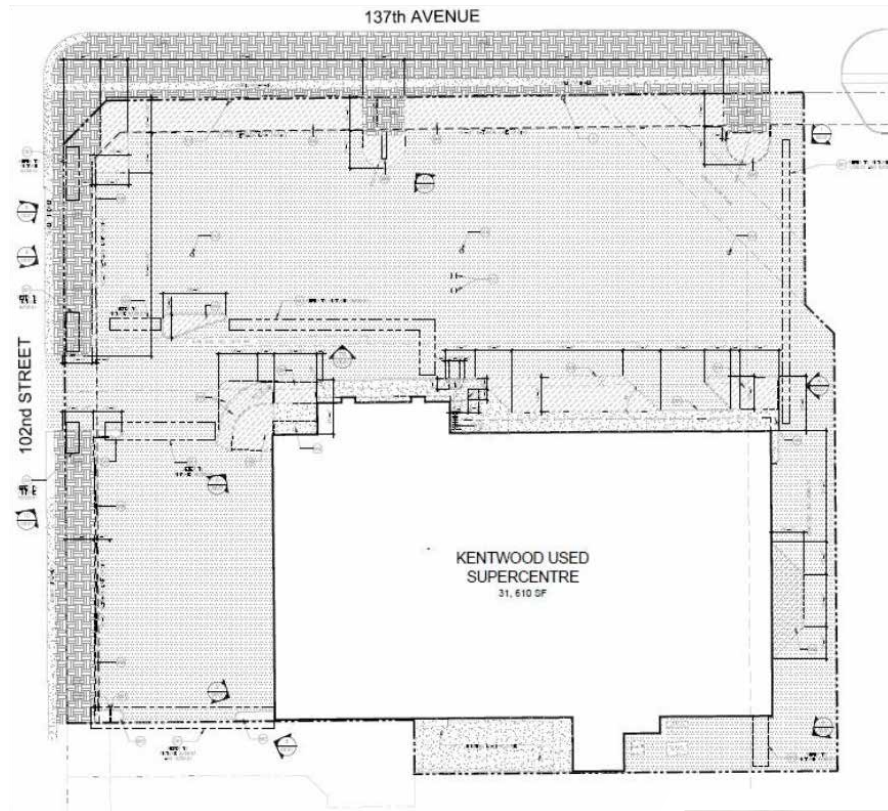


PROMINENT STAND-ALONE COMMERCIAL SPACE

SITE DESCRIPTION

The property is situated on a rectangular parcel with approximately 320 feet of frontage along 137 Avenue and 267 feet along 102 Street, providing excellent visibility and accessibility from multiple approaches. Access includes right-in/right-out access from 137 Avenue and all-directional access via 102 Street, supporting efficient vehicle circulation for customers, staff, and deliveries.

With a 29.98% site coverage ratio, the property offers a functional balance between building footprint and paved site area. The site is improved with extensive asphalt parking and circulation areas, perimeter landscaping, concrete walkways along the building's north elevation, and a concrete loading ramp along the south side of the property.



AERIAL



97 STREET (46,852 VPD 2024)



GREISBACH VILLAGE

137 AVENUE (31,205 VPD 2024)



NORTH TOWN CENTRE



NORTHGATE TRANSIT CENTRE

NORTHGATE CENTRE



DEMOGRAPHICS



10,755

POPULATION

Within 1 KM



\$120,216

AVG. INCOME

Within 1 KM



4,016

HOUSEHOLDS

Within 1 KM



31,205

VEHICLES PER DAY

137 Avenue

84,695

POPULATION

Within 3 KM

\$107,512

AVG. INCOME

Within 3 KM

31,305

HOUSEHOLDS

Within 3 KM

46,852

VEHICLES PER DAY

97 Street

234,396

POPULATION

Within 5 KM

\$112,839

AVG. INCOME

Within 5 KM

86,148

HOUSEHOLDS

Within 5 KM

79,630

VEHICLES PER DAY

Yellowhead Trail

LOCATION ADVANTAGES

The property occupies a strong position within the Rosslyn area of Edmonton, in a node characterized by a mix of residential neighbourhoods and established commercial development. Surrounding uses include retail and automotive-oriented businesses, reinforcing the subject property's commercial appeal and visibility.

A notable advantage of the location is its proximity to the 97 Street corridor, where a concentration of automotive dealerships and commercial businesses creates strong market synergy for automotive, retail, and service-commercial uses.

Regional connectivity is excellent, with convenient access to 97 Street NW and efficient linkage to the Yellowhead Highway, while public transit service is available nearby along both 137 Avenue NW and 97 Street NW.



PROPERTY PHOTOS



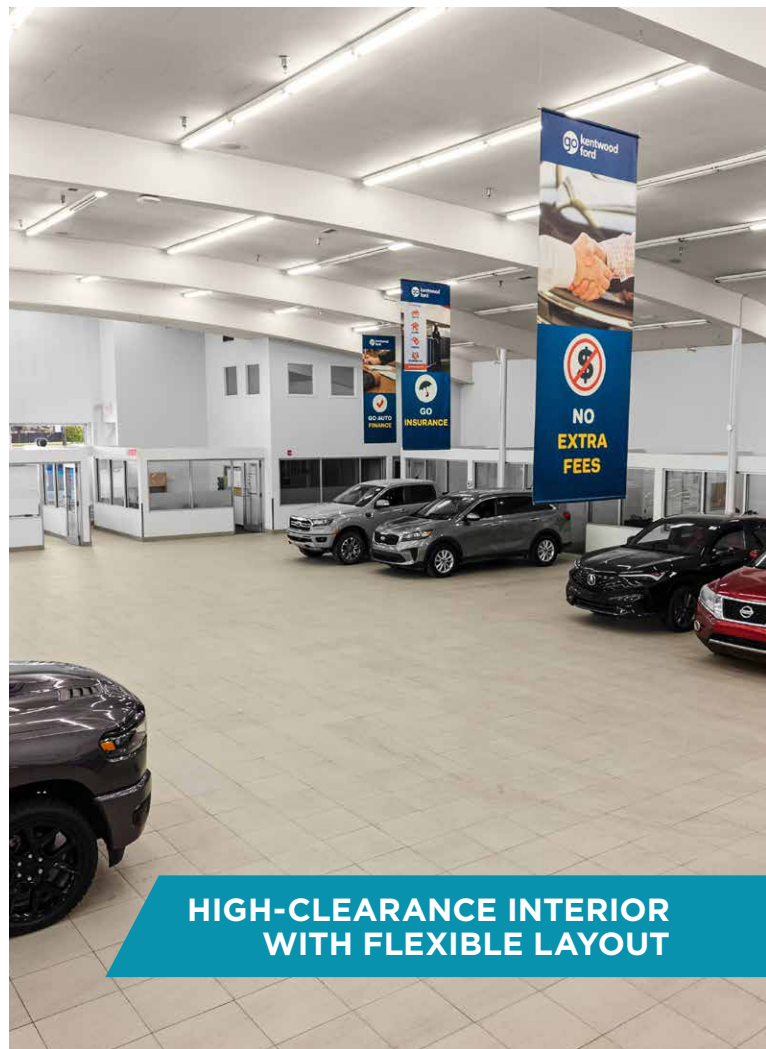
MOVE-IN READY CONDITION



EXTENSIVELY RENOVATED



FUNCTIONAL WORKSPACES IN PLACE



**HIGH-CLEARANCE INTERIOR
WITH FLEXIBLE LAYOUT**

RETAIL TEAM LISTING

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