

FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY

WELL ESTABLISHED INCOME IN PLACE

PRICE REDUCED

CUSHMAN & WAKEFIELD
Edmonton

AVENUE PROFESSIONAL CENTRE

10735 - 107 Avenue, Edmonton, AB

Shane Asbell
Partner

780.917.8346
shane.asbell@cwedmonton.com

Scott Vreeland
Associate Partner

780.702.9477
scott.vreeland@cwedmonton.com

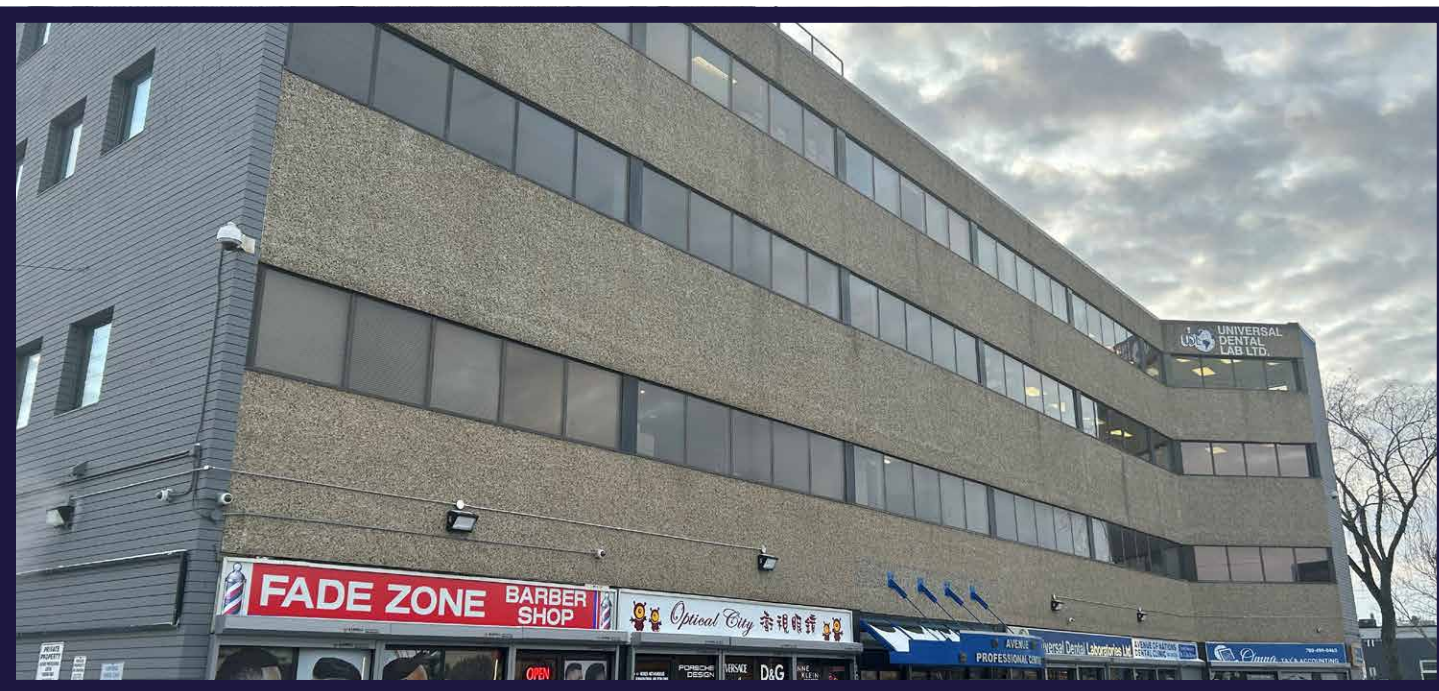
Jacob Dykstra
Senior Associate

780.702.5825
jacob.dykstra@cwedmonton.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. December 2025

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

OVERVIEW



PROPERTY HIGHLIGHTS

Municipal Address: 10735 - 107 Avenue,
Edmonton, AB

Legal Description: Lots 175-178, Blk 7, Plan B;
excepting thereout all mines and
minerals

Zoning: Mixed Use (MU)

Neighbourhood: Central McDougall

Building Size: 20,959 SF - including basement

Built: 1979

Building Area: 20,959 SF

Number of Storeys: 5 levels including basement

Site Size: 30,000 SF

Asking Price: ~~\$4,200,000~~ \$3,850,000

Parking: 3.77 / 1,000 SF
Ample surface parking with 77
stalls

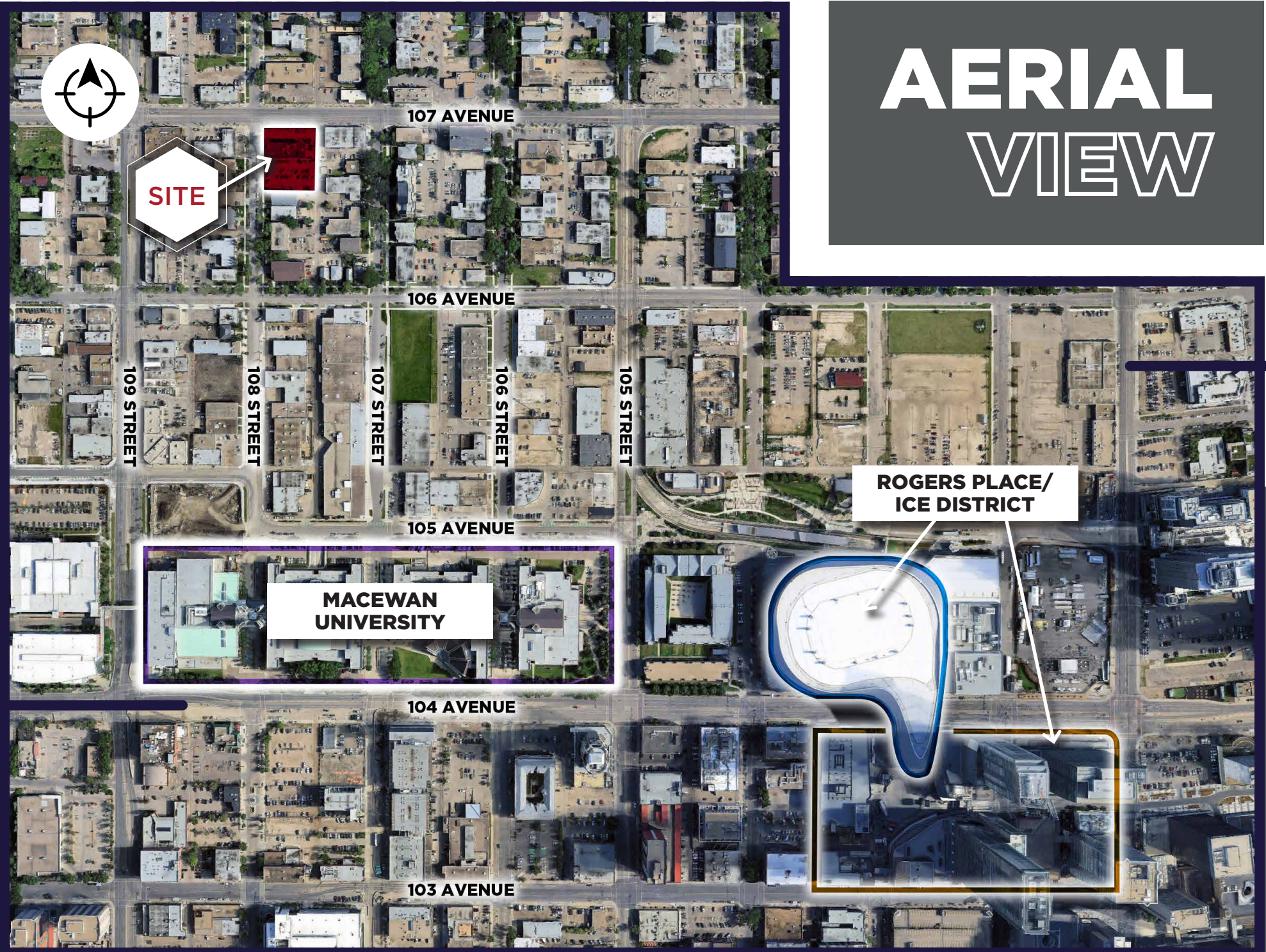
Property Taxes: **\$75,425.44** for 10739 - 107
Avenue building and attached
parking lot (Plan B4, Block 7, Lots
176-178)
\$5,025.78 for 10645 - 108 Street
parking lot (Plan B4, Block 7, Lot
175)

NOI: \$280,013.10 - for further details,
please contact broker

PROPERTY DETAILS

- Located in the Central McDougall area, this freestanding, five storey building has prime exposure along 107 Avenue with 24,295 VPD and is minutes from the downtown core
- Building is 100% occupied delivering strong, stable income
- As the 107 Avenue Revitalization Project progresses, Edmonton's newest green space, 107 Avenue Park, will be just two blocks away and is set for completion by summer 2025
- Ample surface parking for staff and visitors from two separate parking lots
- Walking distance to MacEwan University, Rogers Place & Ice District
- Local amenities include restaurants, retail stores and professional offices
- Easy access to public transit
- Potential for residential development on the Southern parking lot.

AERIAL VIEW



107 AVENUE

108 STREET

SITE

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. December 2025

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Senior Associate
780 702 5825
jacob.dykstra@cwedm.com