

FOR SALE



THE MANHATTAN BUILDING

10345 105 STREET NW, EDMONTON, AB



PRIME DOWNTOWN EDMONTON MIXED-USE INCOME PROPERTY

INVESTMENT OPPORTUNITY

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PROPERTY DETAILS

MUNICIPAL ADDRESS:

10345 - 105 Street NW,
Edmonton, AB

LEGAL DESCRIPTION:

Plan NB1 Blk 4 Lot 158,159

ZONING:

Urban Warehouse Zone (UW)

NEIGHBOURHOOD:

Downtown

BUILDING SIZE:

26,202 SF

PROPERTY TAXES:

\$97,834.07 (2024)

BUILT:

1950 - Complete Retrofit in 2008

PARKING AREA:

19 Underground Stalls & 7
Surface Stalls

PARKING REVENUE:

\$31,711.47

LOT AREA:

14,983 SF

NOI:

\$336,468

NOI WITH PARKING REVENUE:

\$368,179.47

VACANCY:

87% Leased



Sale Price: MARKET

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

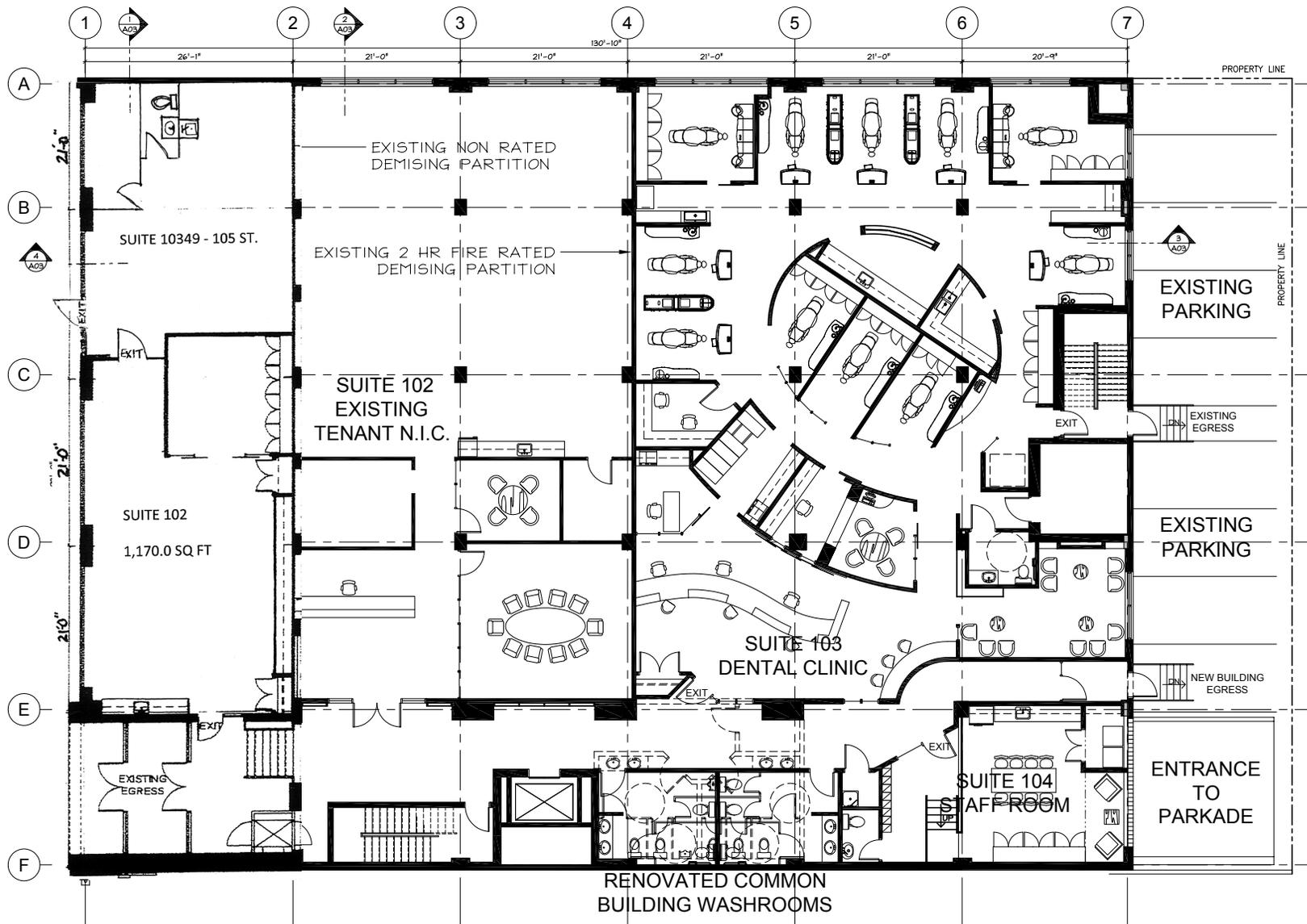
109 STREET

ROGERS PLACE/
ICE DISTRICT

MACEWEAN UNIVERSITY

FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR

