

FOR SALE

WESTERN SUPPLIES BUILDING

10722 103 AVENUE NW, EDMONTON, AB

**CUSHMAN &
WAKEFIELD**
Edmonton

INVESTMENT OPPORTUNITY

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

Nicholas Hrebien
Senior Associate
780.917.8345
nicholas.hrebien@cwedmonton.com

Dustin Bateyko
Partner
780.702.4257
dustin.bateyko@cwedmonton.com

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

FOR SALE

WESTERN SUPPLIES BUILDING

PROPERTY DETAILS

MUNICIPAL ADDRESS:

10722 - 103 Avenue
NW, Edmonton, AB

LEGAL DESCRIPTION:

Plan: 0227377, 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





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