

# FOR SALE

## 105 STREET BUILDING

10709 105 STREET,  
EDMONTON, AB

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## THE OPPORTUNITY

Cushman & Wakefield Edmonton Capital Markets Group (CWE) has been exclusively retained by BDO Canada Limited, in its sole capacity as Receiver of Bereket & G Holdings Ltd., and not in its personal capacity, to market and sell this 105 Street building situated in the vibrant neighborhood of McDougal, Edmonton.

This rare two storey freestanding Office/retail building presents an excellent and unique opportunity to own your own building at the doorstep to Edmonton's Downtown.

The character building consists of 15,400 SF above grade with approximately 45 parking stalls in the rear. The property currently has two tenants, but a large portion of the building is vacant, providing flexibility for a new owner in a growth area.

With approximately 125 Ft of frontage along 107 Avenue, multiple entrances, and ample fenced parking, this building lends itself to a wide variety of retail and office uses.

Any transaction will be on a strictly "as is, where is" basis with no representations or warranties of any nature and will be subject to the approval of the Court of King's Bench of Alberta.





## PROPERTY DETAILS



### ADDRESS

10709 105 Street, Edmonton, AB



### LEGAL DESCRIPTION

Lots 239 to 241, Block 4, Plan B4



### BUILDING SIZE

Two-Storey 15,400 SF



### LAND SIZE

0.52 acres



### ZONING

CB1, Low Intensity Business Zone - Provides the opportunity for low intensity commercial, office and service uses located along arterial roadways that border residential areas.



### PUBLIC TRANSIT

Directly adjacent to the LRT line - 1.5 blocks from nearest stop with public bus services directly adjacent from the building.



### CONSTRUCTION

Constructed in 1976 (in 3 phases) the building is of concrete block construction developed over a concrete floor pad. The exterior finishing entails a combination of concrete block, decorative brick, and newly installed "Sagiwall" siding. The roof is flat and is built up with tar and gravel.



### LOCATION

Prime exposure along 107 Avenue with close proximity to the downtown core



### RECEIVERSHIP SALE

Investor Alert! The property accommodates a wide variety of retail/professional uses with the strong potential to create additional value and grow the net operating income through a prudent leasing plan.



### SALE PRICE

\$2,850,000.00

# DEMOGRAPHICS



## POPULATION

1 KM	3 KM	5 KM
12,760	97,059	214,915



## HOUSEHOLDS

1 KM	3 KM	5 KM
6,628	51,810	103,501



## AVERAGE INCOME

1 KM	3 KM	5 KM
\$76,351	\$92,732	\$105,298



## VEHICLES PER DAY

22,600 on 107 Avenue  
5,100 on 105 Street

# 107 AVENUE REVITALIZATION!

The 107 Avenue Streetscape Revitalization Program has begun!

107 Avenue is a significant commercial roadway intersecting several communities in Edmonton. The Central MacDougall/Queen Mary Park segment of 107 Avenue is described by some within the community as “where the world meets” in Edmonton.

107 Avenue acts as a main street in the area, populated by businesses, services and multi-unit residences. The area is rich in character, welcoming generations of newcomers to Edmonton and provides the community with a strong cross-cultural influence.



# FRONTING EDMONTON'S NEWEST PARK

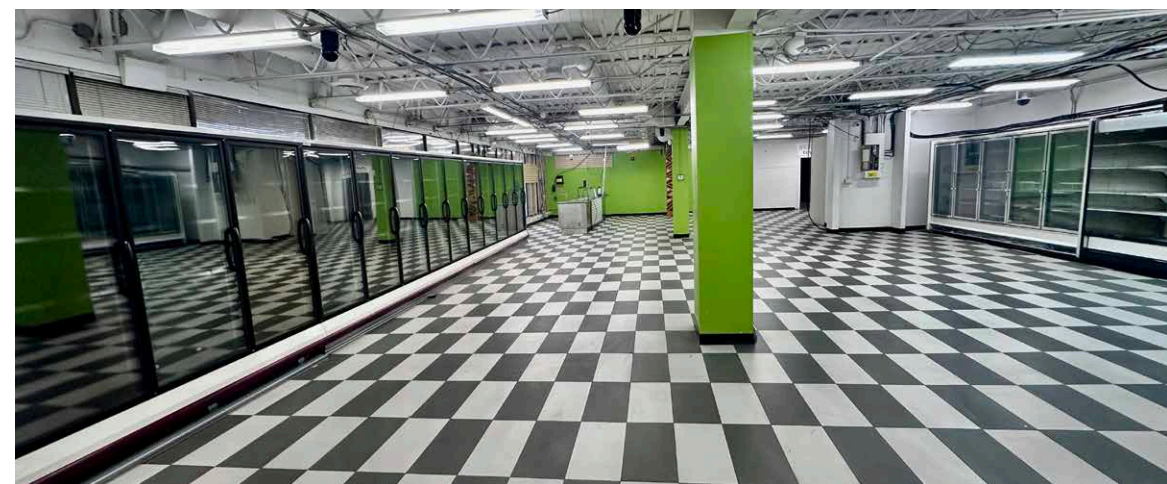
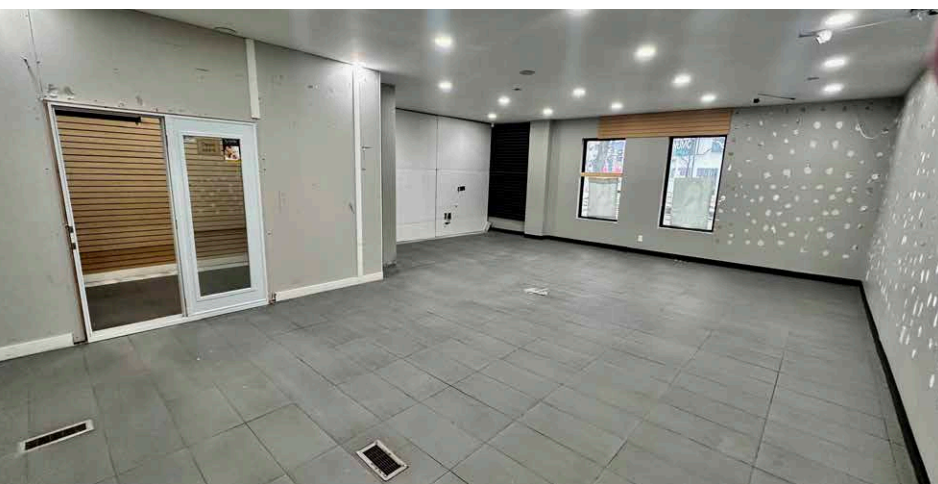
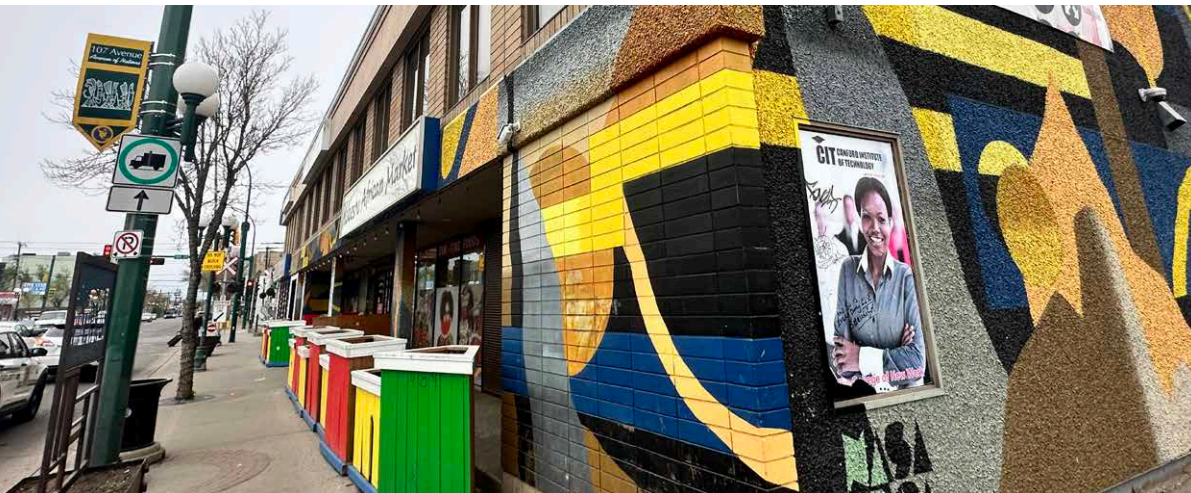
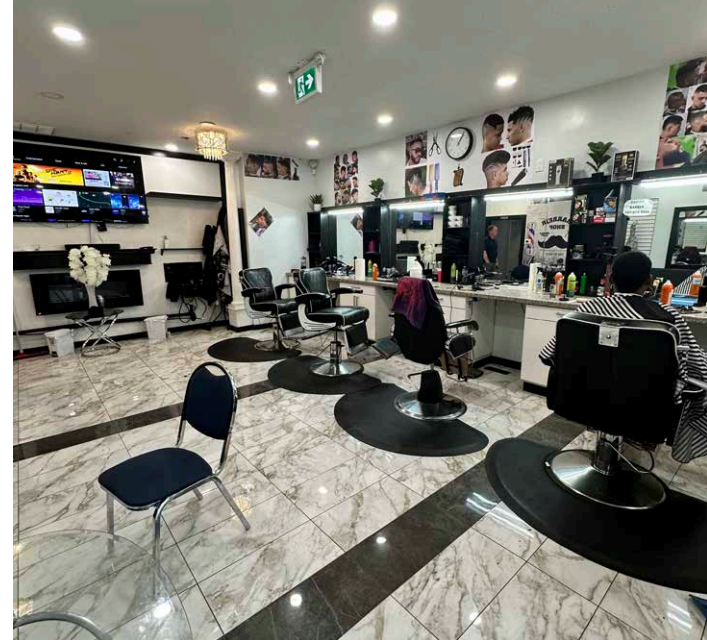
There's a new Park coming to 107 Avenue and is directly south of this building. The development is a new public park in the heart of the Central McDougall community at the SE corner of 107 Avenue and 105 Street. The 107 Avenue Park is in the final design stage and slated for construction starting July 2024 with an estimated completion of October 2024.

The 107 Avenue Park will provide spaces for businesses and community groups to host multiple types of events allowing for a passive recreational space for everyday enjoyment.

The park will enhance the community and create a safe pedestrian environment to draw users into and through the park with adequate lighting for year-round use.



# PROPERTY PHOTOS



# AERIAL



FINANCIAL CORE

EDMONTON CityCentre

ICE DISTRICT

NORQUEST COLLEGE

ROGERS PLACE

MacEwan UNIVERSITY

101 STREET NW

106 AVENUE NW

105 STREET (5,100 VPD)

107 AVENUE NW (22,600 VPD)



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