



AICRE
COMMERCIAL

FOR SALE | LEASE

EDMONTON RETAIL & OFFICE

3,002 SF (+/-)

#102, 10160 116 Street, Edmonton



HIGHLIGHTS

- Main floor retail/office space in a residential high-rise
- Zoning allows for a wide variety of uses including child care services, convenience retail stores, professional, financial / office support services, specialty food services, health services, liquor stores, restaurants, special events and personal service shops
- A/C, security camera and alarm system
- Dedicated parking stalls
- Nearby businesses include Bubbles Car Wash, Cabin Pub & Grill, ESSO and multiple IMPARK Lots
- Excellent access to major arterials including Jasper Avenue, Victoria Park Tower, 104 Avenue, 109 Street and 124 Street



Jasper Avenue:	28,200 (+/-) VPD
116 Street:	12,200 (+/-) VPD
104 Avenue:	30,200 (+/-) VPD
124 Street:	14,800 (+/-) VPD
109 Street:	31,500 (+/-) VPD
Stony Plain Road:	28,700 (+/-) VPD



101,128 (Daytime Population)
Average household income is \$88,882.00

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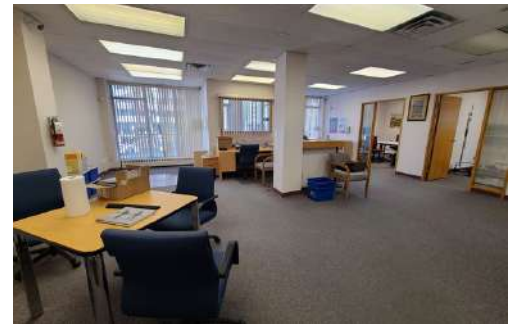
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**CENTURIAN TOWER
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PROPERTY DETAILS

ADDRESS:	#102, 10160 116 Street, Edmonton
LEGAL:	Condo Plan 9223678, Unit 2
ZONING:	RA9 (High Rise Apartment Zone)
BUILDING SIZE:	3,002 SF (+/-)
SIGNAGE:	Building Signage
PARKING:	5 Dedicated stalls Additional stall available for \$35.00 /month
POSSESSION:	Immediately
CONDO FEES:	\$1,371.34 (Includes power bill)
OPERATING COSTS:	\$6.40 / SF
LEASE RATE:	\$23.00 /SF
PROPERTY TAX:	\$17,830.96 (2022)
SALE PRICE:	\$899,000.00



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THE AREA

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DOWNTOWN EDMONTON

POPULATION



11.70% Population growth (2016-2021)
 16.00% Projected population growth (2021-2026)
 55,199 Residents



0-19 yrs = 9.1%
 20-39 YRS = 50.2%
 40-59 yrs = 21.6%
 60+ yrs = 18.9%



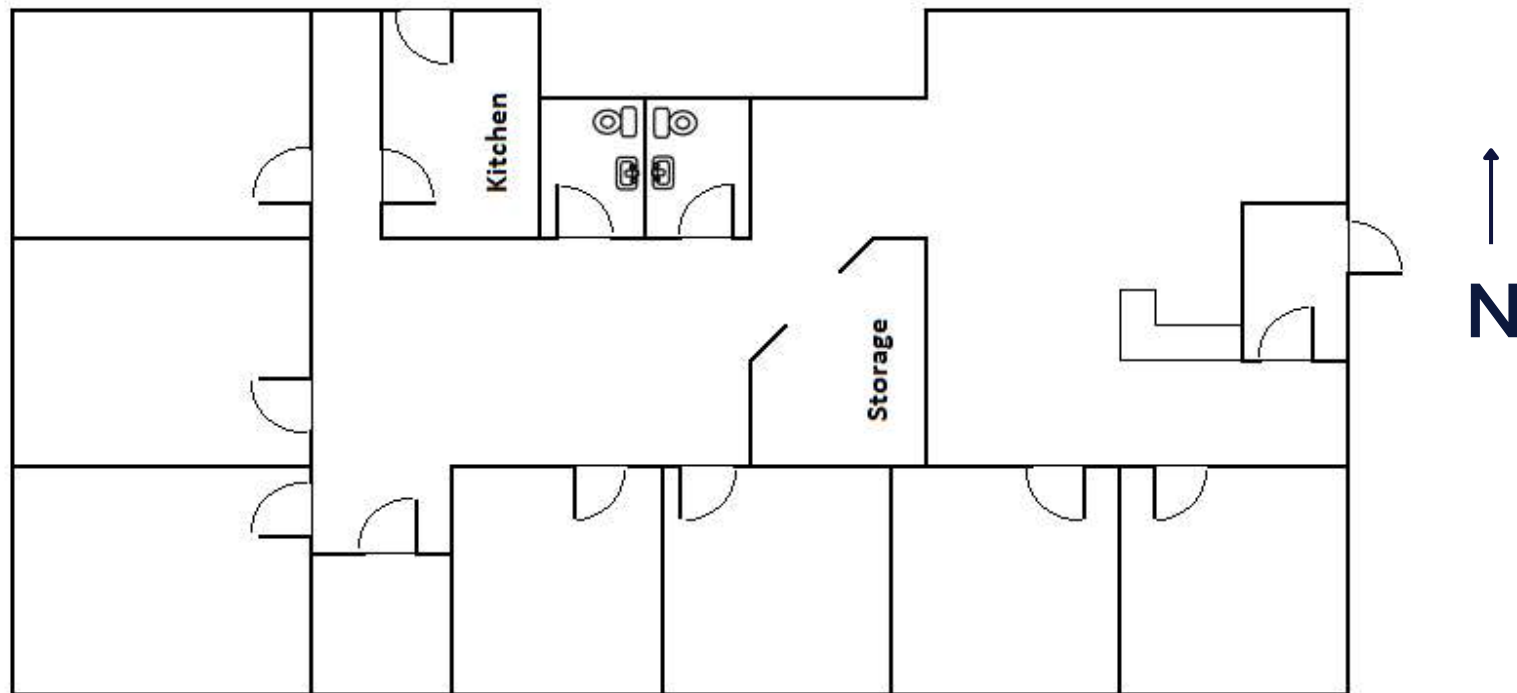
25.6% of households earn \$60,000 to \$100,000
 27.8% households earn more then \$100,000

CENTURIAN TOWER

- Centurian Tower, a secure 13-story building built in 1980, is close to the hustle and bustle of downtown with over 280 residents.
- Walking distance to Oliver Square, golf course, restaurants, coffee shops, drug stores, medical center, grocery stores, river valley walking trails, bus stops and convenience stores
- Transit is accessible with multiple bus routes on Jasper Avenue and 104 Avenue which connect to the existing LRT Line. There will be easy access to the future Valley Line and Valley Line West LRTs.
- Over 6 high-rise developments are underway on Jasper Avenue and surrounding areas west of 109 Street. One Properties' mixed-use development, Citizen On Jasper (located on 119 Street directly across the street from the space) is scheduled to be completed Fall 2022.

FLOOR PLAN

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