



AICRE

FOR SALE



10238C 103 Street, Edmonton

Ultima Tower Retail Condo



PROPERTY DETAILS

| | |
|---------------|---|
| Address: | 10238C 103 Street, Edmonton |
| Legal: | Condo Plan 1622175 Units 1, 280, 255, 465, 466 |
| Zoning: | HA (Heritage Area Zone) |
| Year Built: | 2015 |
| Total Size: | 2,769 SF (+/-) |
| Main Floor: | 1,869 SF (+/-) |
| Mezzanine: | 900 SF (+/-) |
| Parking: | 2 Underground stalls |
| CAM Costs: | approx. \$3,800.00/month (insurance, electricity, gas, water, taxes) |
| Property Tax: | \$23,000.00 (2023 Estimate) |
| Sale Price: | \$1,150,000.00 \$1,095,000.00 |
| Lease Expiry: | February 28, 2029 |



PROPERTY HIGHLIGHTS

- Investment opportunity with strong tenant in place
- Main floor commercial condo located in Ultima Tower
- Ultima Tower is a 32-storey high rise with 199 residential suites
- Located less than 1 block south from the Ice District
- 2 Underground parking stalls included
- High exposure to foot and vehicle traffic from 103 Street (3,800 VPD) and 103 Avenue (4,900 VPD)
- Close proximity to Edmonton's ICE District, City Centre Mall, Loblaws City Market, Rogers Arena and Stantec Tower
- Neighbouring businesses include Gong Cha, XO Bistro + Bar, Honi Honi Tiki Lounge, Smoke BBQ Bar and The Old Spaghetti Factory
- **NOI and lease details will be provided with a signed NDA**



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Property features:



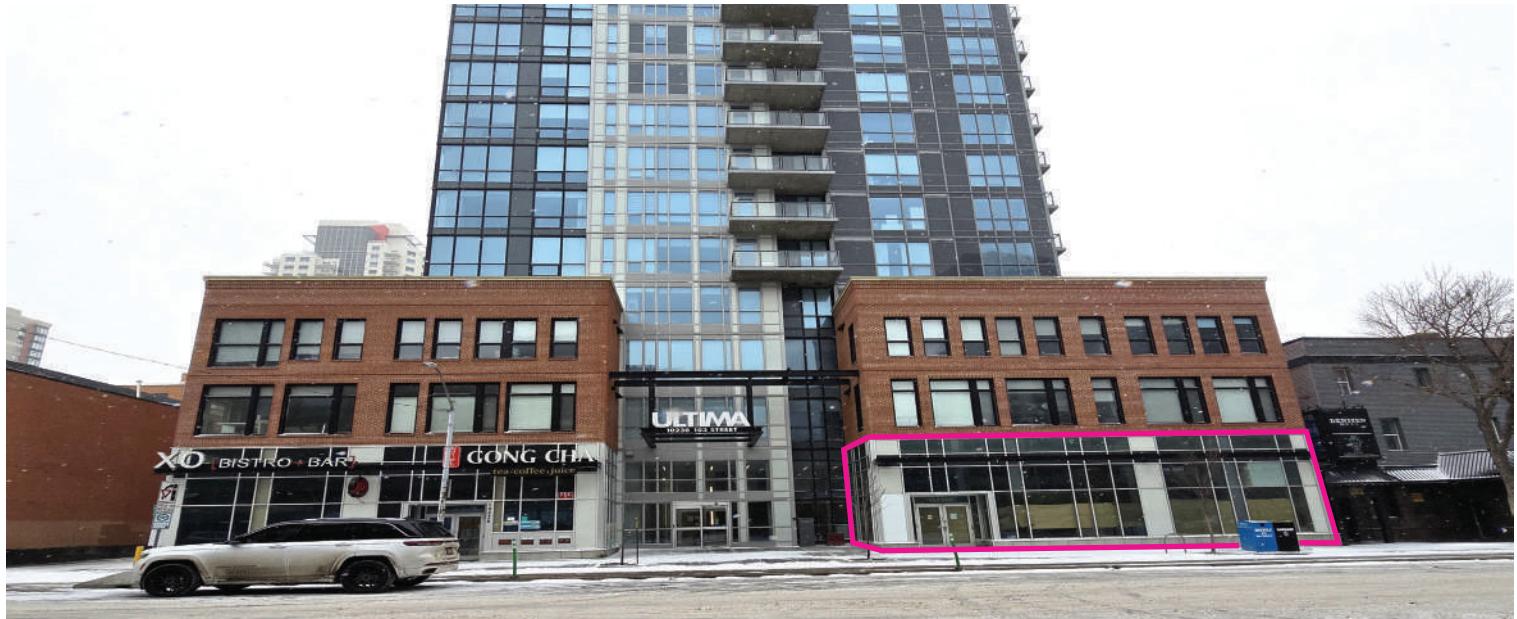
INCOME



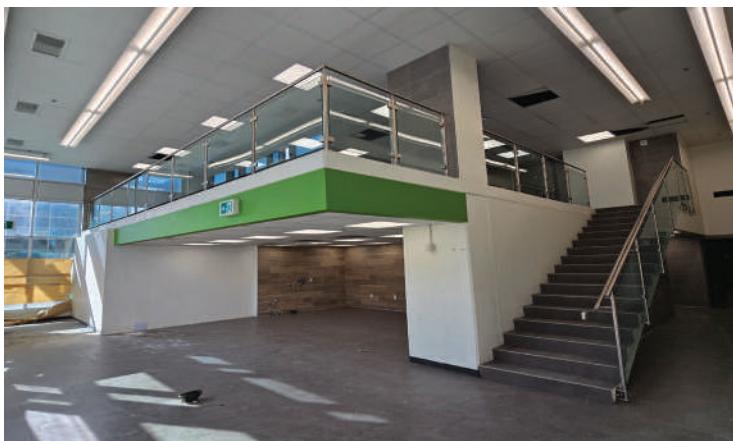
TENANTED



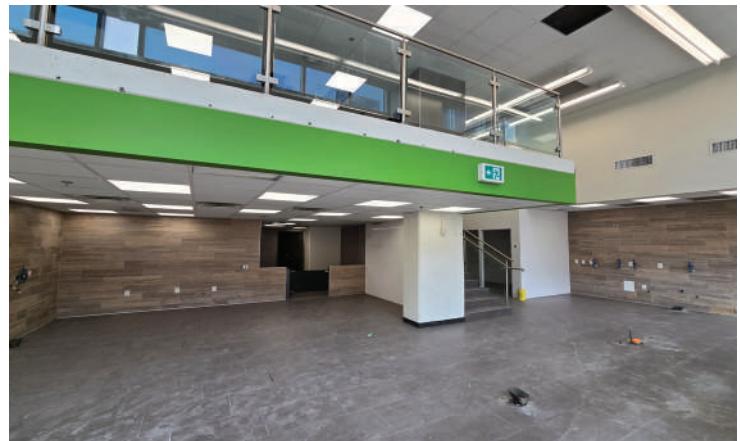
PARKING



Property front



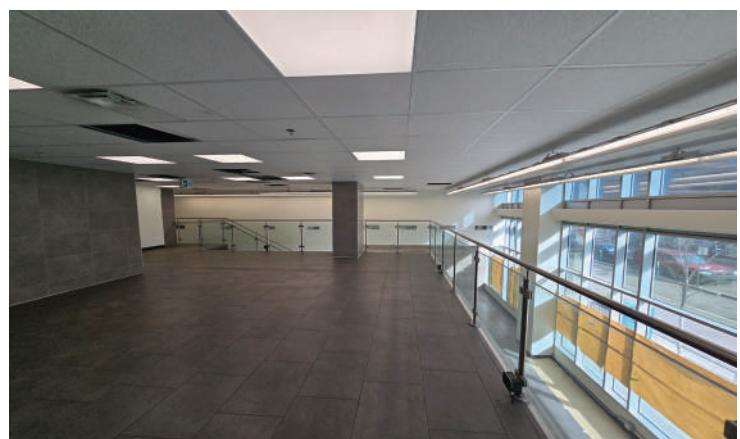
Open concept



Mezzanine over looks main floor



103 Street

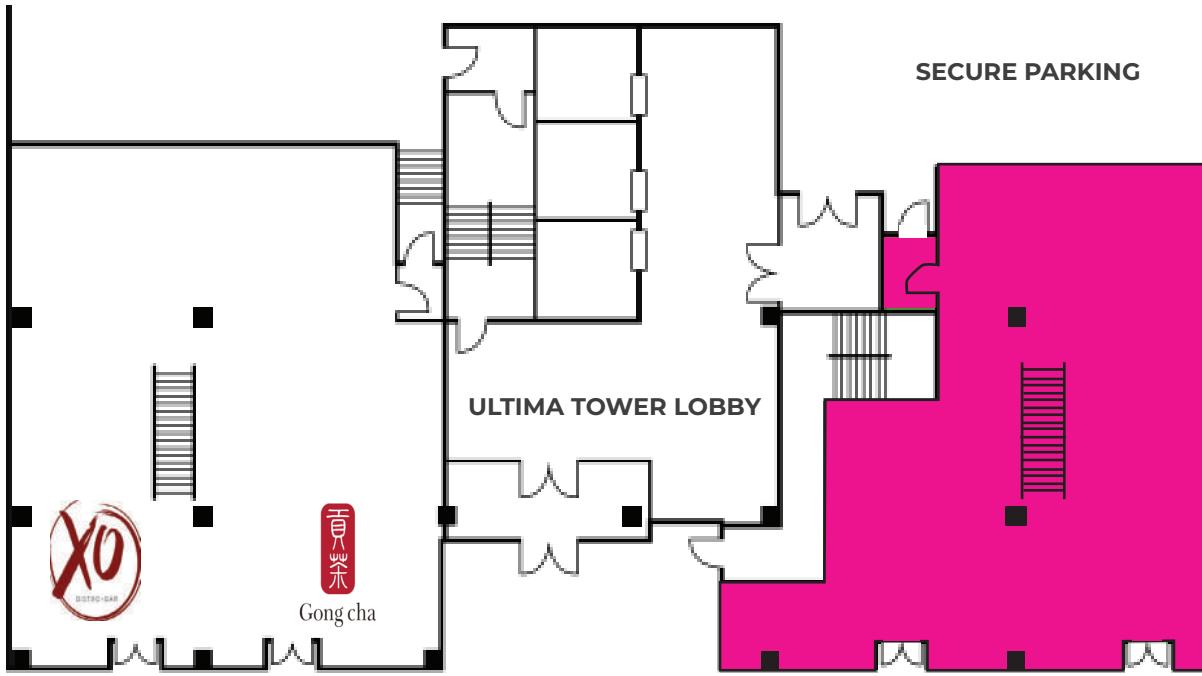


Mezzanine



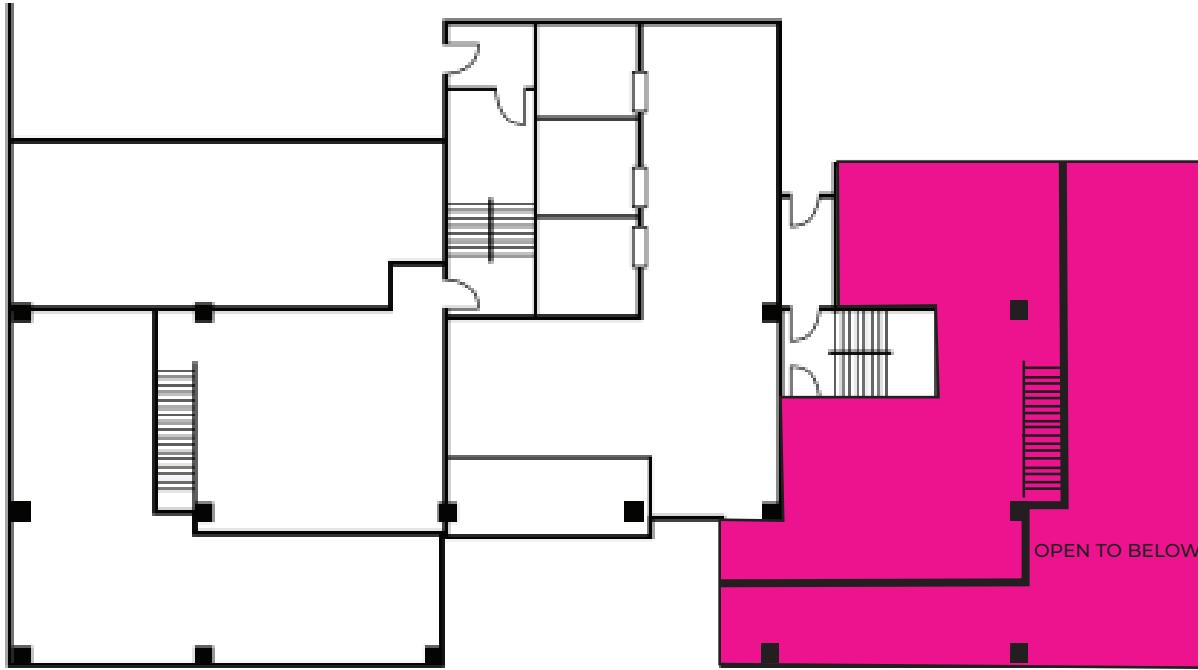
MAIN FLOOR

103 Avenue



103 Street

MEZZANINE



*Floor plans for illustrative purposes only and do not necessarily reflect current built out



ULTIMA TOWER PROPERTY LOCATION

10238C 103 Street, Edmonton

Neighbourhood features:



SHOPPING

TRANSIT

BIKE PATHS

DINING



ULTIMA TOWER INVESTMENT OPPORTUNITY

- Walking distance to the Ice District, Rogers Place, Henry Singer, Loblaw's City Centre Market, City Centre Mall, restaurants/bars and other amenities.
- Close driving proximity to Unity Square and Brewery District shopping.
- Over 14,000 people live in the Downtown Edmonton core with an average household income of \$88,000. The majority of the population is split between a young and middle-aged demographic.



POPULATION*
57,484



AVERAGE HOUSEHOLD INCOME
\$89,483



VEHICLES PER DAY (103 STREET)
3,800



PUBLIC TRANSIT COMMUTERS
4,000+



DAYTIME POPULATION
146,825

*3km radius, 2023 estimate

Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



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