



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 front



Open concept



Mezzanine over looks main floor



103 Street

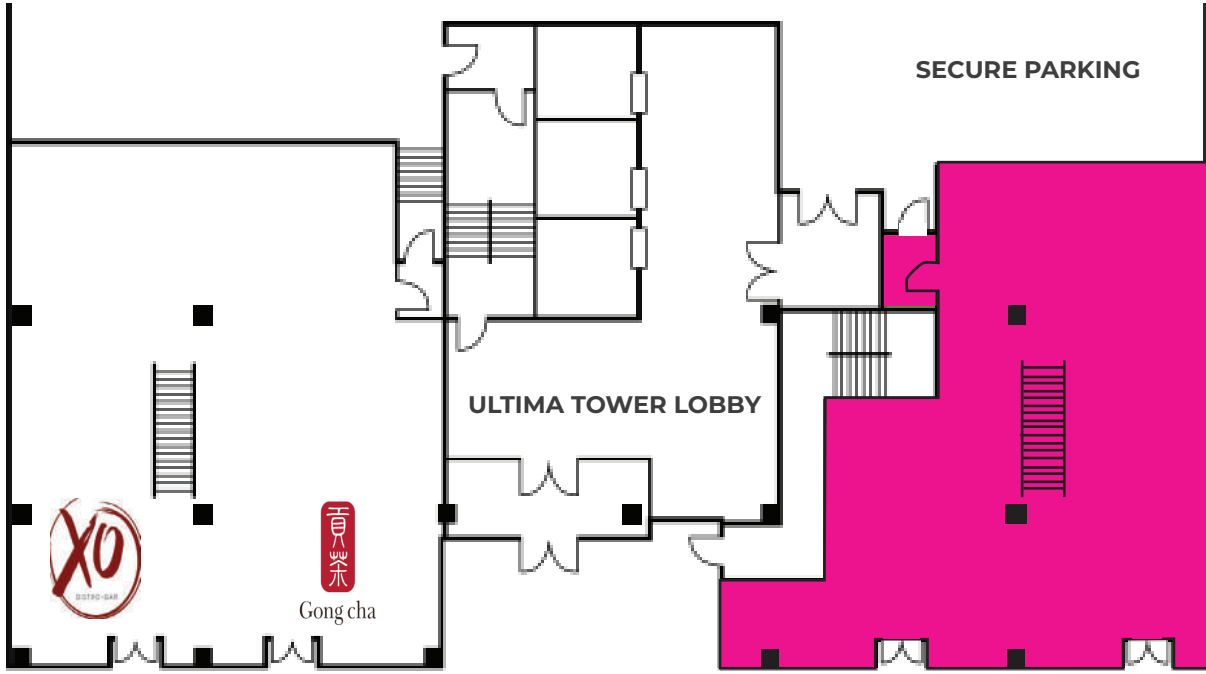


Mezzanine



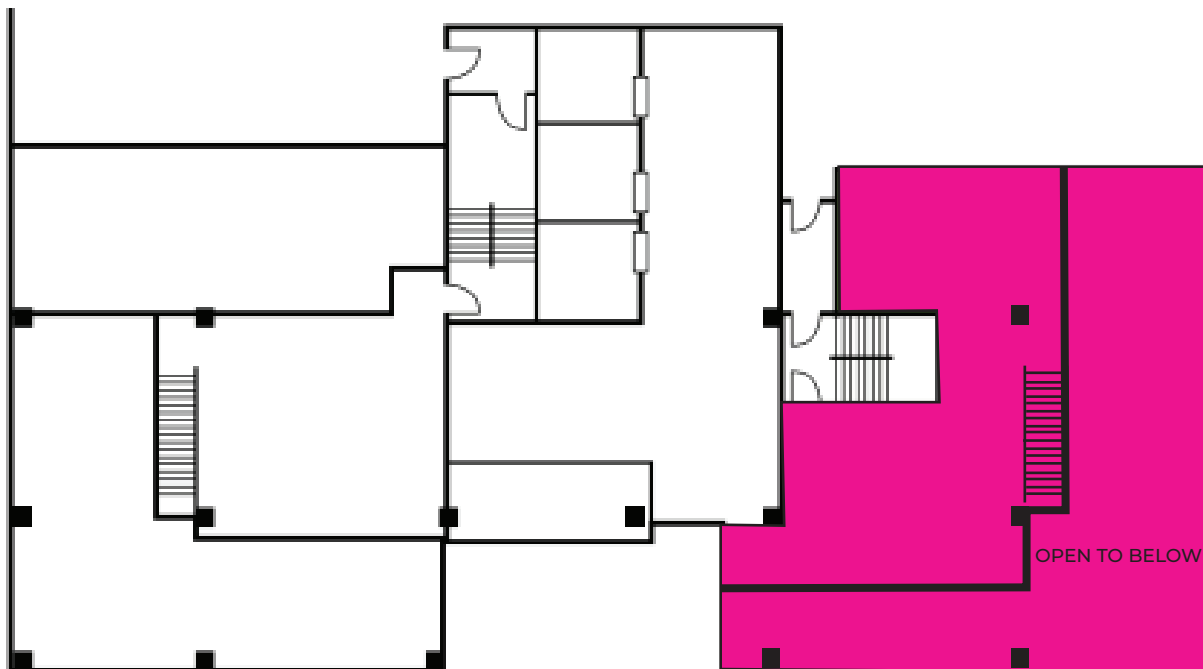
MAIN FLOOR

103 Avenue



103 Street

MEZZANINE



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



ULTIMA TOWER INVESTMENT OPPORTUNITY

- Walking distance to the Ice District, Rogers Place, Henry Singer, Loblaws 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

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