



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:	<del>\$1,150,000.00</del> <b>\$1,095,000.00</b>



### PROPERTY HIGHLIGHTS

- Strong tenant in place with opportunity to terminate lease for an owner-user
- 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**

10238C 103 Street, Edmonton

Property features:



INCOME



TENANTED



PARKING



Property front



Open concept



Mezzanine over looks main floor



103 Street

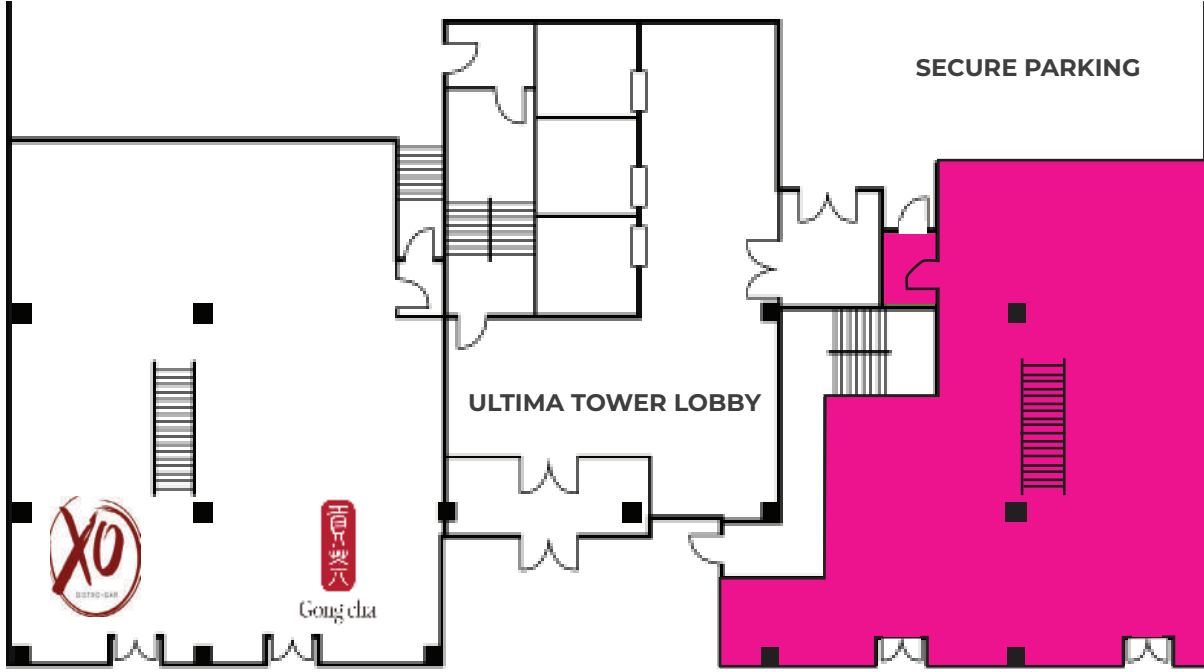


Mezzanine



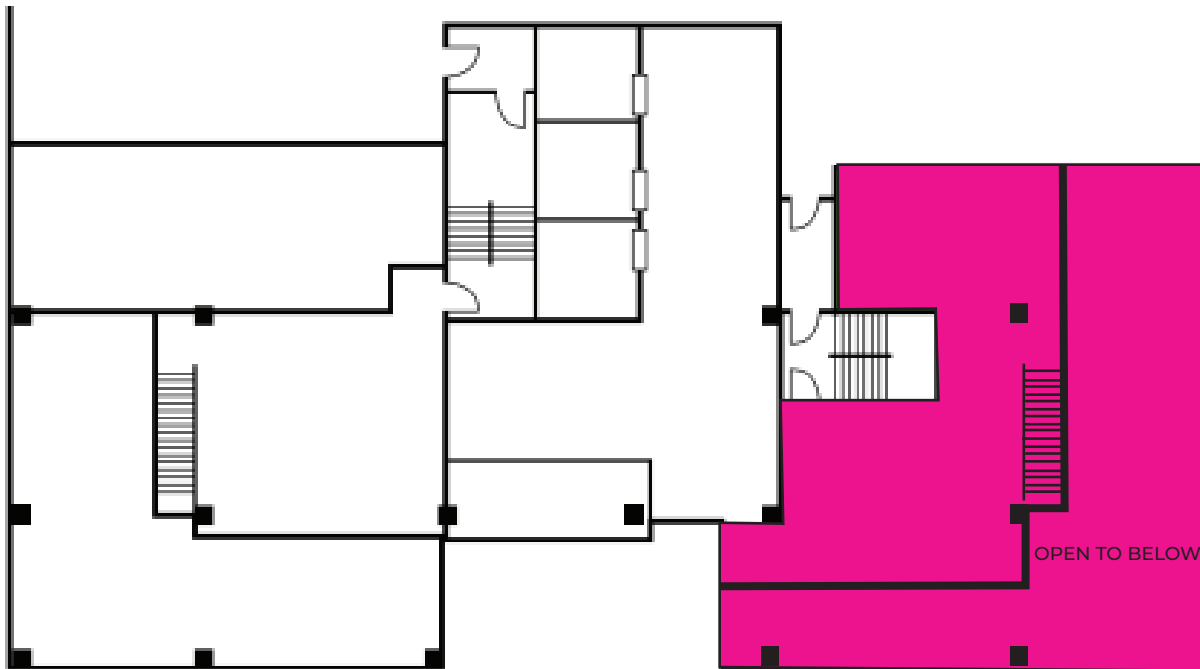
### MAIN FLOOR

103 Avenue



103 Street

### MEZZANINE



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

# ULTIMA TOWER PROPERTY LOCATION

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Neighbourhood features:



## ULTIMA TOWER

- 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:** Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



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