



10351 92 Street, Edmonton

Marble & Tile Co



PROPERTY DETAILS

Address:	10351 92 Street, Edmonton
Legal:	Plan RN37A Blk 2 Lot 1,2,3
Zoning:	Medium Scale Residential (RM h16)
Site Size:	16,738 SF (+/-)
Building Size:	8,159 SF (+/-)
Property Tax:	\$33,521.74 (2026 estimate)
Sale Price:	\$2,000,000.00
Possession:	Negotiable



PROPERTY HIGHLIGHTS

- Mix of showroom, reception, offices and warehouse/storage space
- High exposure site at the corner of Jasper Avenue and 92 Street - steps to the River Valley
- Opportunity for commercial and multi-family redevelopment
- Zoned Medium Scale Residential (RM), allowing for a range of uses including multi-family and commercial uses such as: food and beverage, healthcare and office, childcare facilities and community-oriented services
- 10 on-site parking stalls



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Property Features:



HIGH
EXPOSURE



OFFICES



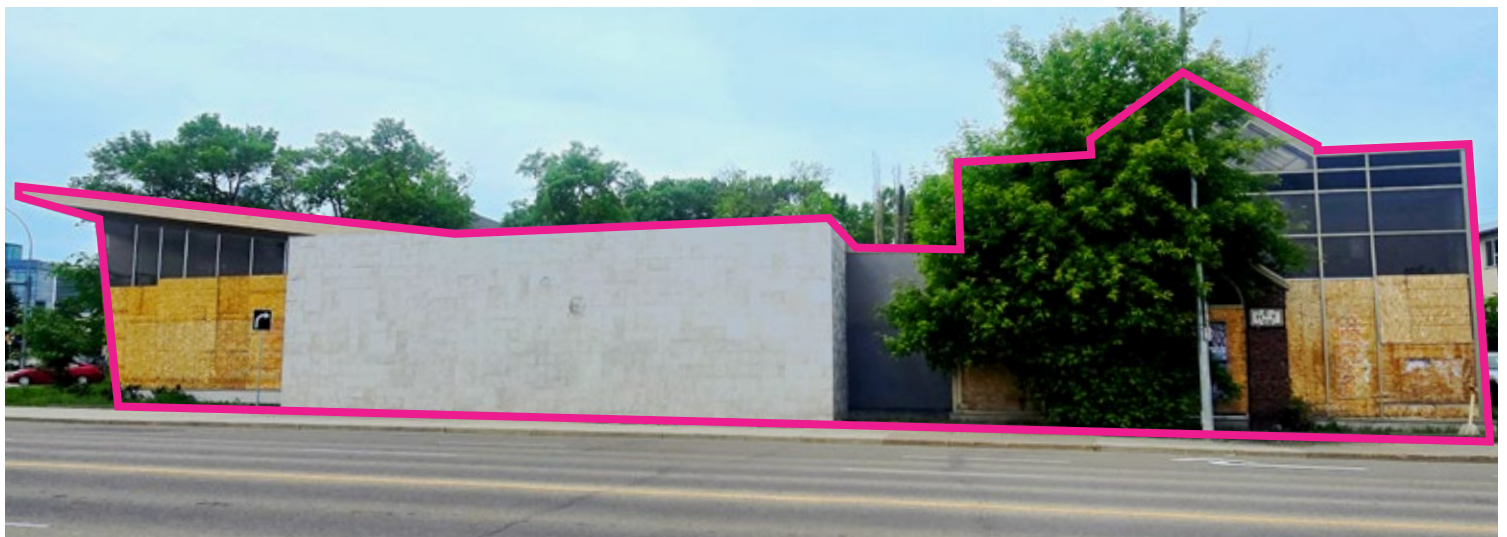
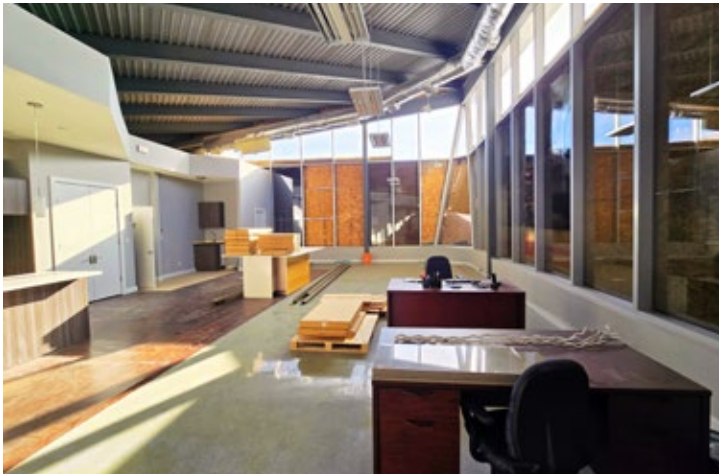
SHOWROOM



WAREHOUSE



PARKING



Property Features:



HIGH
EXPOSURE



OFFICES



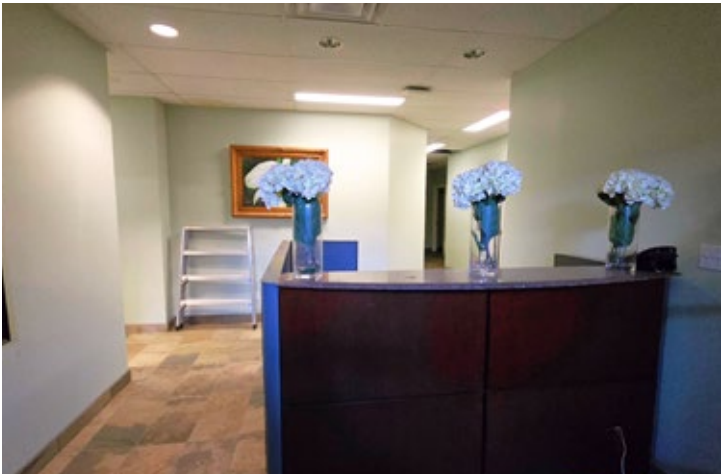
SHOWROOM



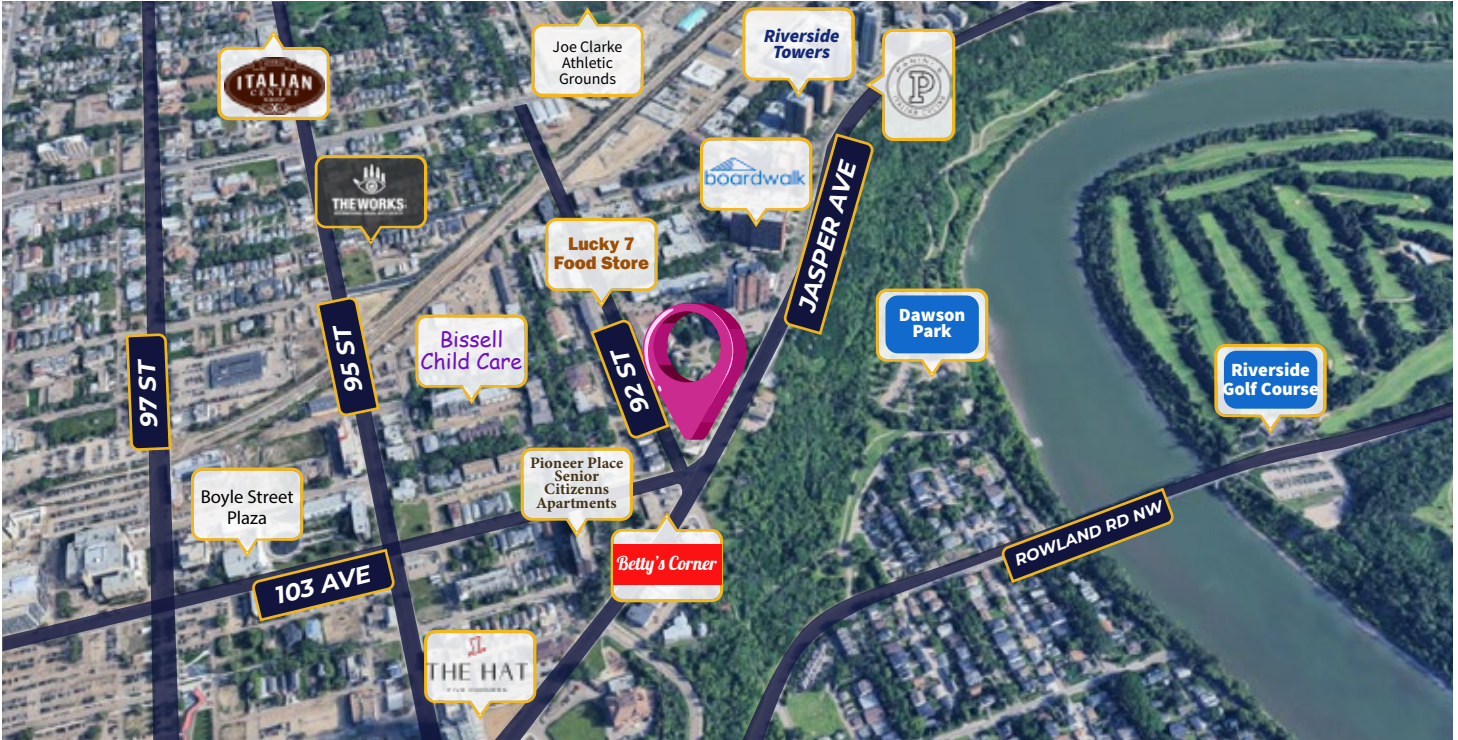
WAREHOUSE



PARKING



Neighbourhood Features:



- Located at the intersection with 92 Street and Jasper Avenue, the main east-west street through downtown Edmonton surrounded with mid- to high-rise residential towers. Coffee shops, quick-service restaurants, and convenience stores nearby.
- Multiple ETS bus stops within a short walk



AREA POPULATION
(within 5kms)

- 215,427 Residents
- 294,809 Daytime Population
- 2.6% Annual Growth (2023-2028)



AREA INCOME
(within 5kms)

Average Household Income: \$86,106



VEHICLES PER DAY

Jasper Avenue & 92 Street: 19,700



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