

**FOR SALE / LEASE**

0.33-Acre Commercial Corner on Calgary Trail (104 Street)

# 7303 104 STREET NW

NE Corner of 104 Street (Calgary Trail) & 73 Avenue  
Edmonton, AB

Cleared, fenced and ready — a rare sale or lease opportunity in  
south-central Edmonton.

**NOAH ISSA**

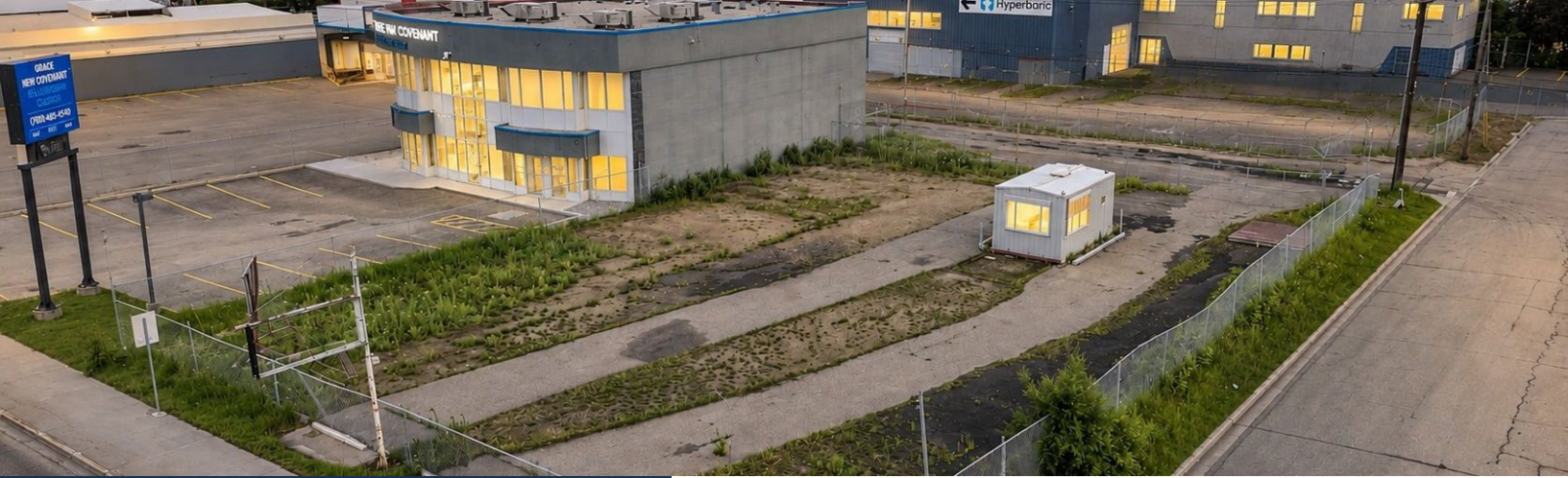
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## THE OFFERING

Sable Realty (“Sable” or the “Advisor”) is pleased to offer for sale — or for lease — a 100% freehold interest in 7303 104 Street NW (the “Property”), a ±0.33-acre commercial corner parcel with direct exposure to 104 Street (Calgary Trail), one of south Edmonton’s primary arterial corridors.

The Property is a cleared, fully fenced hard-corner site with dual frontage on 104 Street and 73 Avenue NW, three existing access aprons, and unobstructed sightlines to the downtown skyline. Directly across from Strathcona High School, and minutes from Whyte Avenue, the University of Alberta and the Queen Elizabeth II Highway, the site benefits from constant drive-by traffic and an established surrounding trade area.

Title is clean — no encumbrances, liens or interests are registered — supporting a simple, uncomplicated closing. Vacant possession is available, and with Direct Control zoning (DC 21276) permitting development up to 23.0 m in height and a 4.0 floor area ratio — ±57,000 SF of buildable density — the site suits owner-users, covered-land investors, and future redevelopment alike.

The Property is offered with no set bid date; offers will be reviewed as received.

## PROPERTY DETAILS

### Municipal Address

7303 104 Street NW, Edmonton, AB T6E 4B9

### Legal Description

Plan 1520737, Block 40, Lot 15A

### LINC / Title No.

0036 551 498 / 162 315 859

### Site Size

±0.33 acres (±14,265 SF / 1,325 m<sup>2</sup>)

### Configuration

Irregular hard corner; ±150 ft x ±96 ft

### Frontage

104 Street (Calgary Trail) & 73 Avenue NW

### Traffic Counts

31,100 VPD Calgary Trail; 28,300 VPD Gateway

### Site Condition

Cleared, fenced & gated; paved/gravel surface

### Occupancy

Vacant — immediate possession available

### Title

Clean — no registered encumbrances

### Land Use / Zoning

Direct Control (DC 21276) — 23.0 m max; 4.0 FAR

### 2025 Assessment

\$876,500

### Tax Levy (2025)

\$24,780.74

**3 mins**

Whyte Avenue

**8 mins**

University of Alberta

**12 mins**

Downtown Edmonton

**25 mins**

Edmonton Int'l Airport

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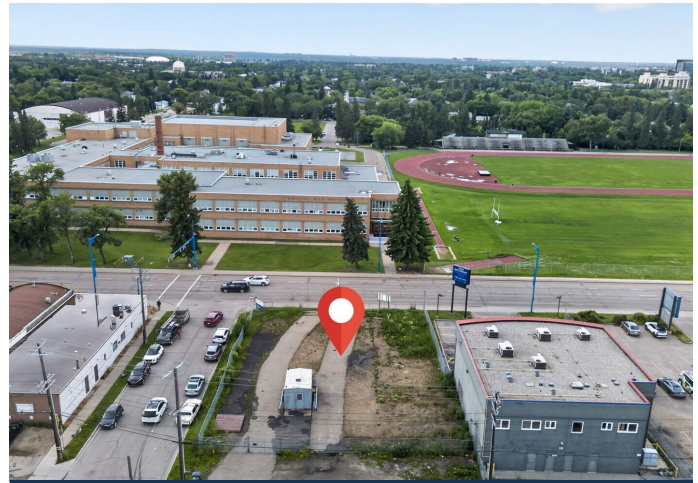
# LOCATION OVERVIEW

The Property occupies a prominent hard-corner position at 104 Street (Calgary Trail) and 73 Avenue NW in south-central Edmonton — an established commercial corridor between Old Strathcona and the CP Rail lands, benefitting from dual-frontage exposure and strong arterial visibility within a mature, well-settled trade area.

31,100 vehicles per day on Calgary Trail — one of Edmonton's principal gateway corridors.



AERIAL — DUAL FRONTAGE, THREE ACCESS APRONS



SITE — LOOKING WEST ACROSS 104 STREET / CALGARY TRAIL

104 Street forms part of the Calgary Trail corridor — the primary gateway linking Downtown Edmonton and Old Strathcona to the Queen Elizabeth II Highway and Edmonton International Airport — placing the corner in the path of traffic moving between the city core and south Edmonton throughout the day. Together, the Calgary Trail / Gateway couplet carries nearly 60,000 vehicles per day.

Immediately west sit Strathcona High School and its athletic fields, anchoring a steady daytime population, while surrounding blocks host a diverse commercial, automotive, institutional and light-industrial mix, with seamless access to Whitemud Drive and Anthony Henday Drive.

## Hard Corner Exposure

Dual frontage on 104 Street (Calgary Trail) and 73 Avenue, with 31,100 vehicles per day passing the Property's frontage.

## Clean, Simple Title

No registered encumbrances, liens or interests — a straightforward path to closing for purchasers and lenders.

## Development Upside

Direct Control zoning permits up to 23.0 m in height and a 4.0 FAR — ±57,000 SF of buildable density on a cleared, vacant parcel.

# OFFERING SUMMARY

**\$1,600,000**

**List Price**

**\$112**

**Price Per  
Square Foot**

**0.33 ac**

**Site Size  
(±14,265 SF)**

**\$4,000/mo**

**Lease Alternative  
(NNN)**

## Sale and Lease Options

The Property is offered for sale at \$1,600,000, and is concurrently available for lease at \$4,000 per month, net of operating costs, on a triple-net (NNN) basis — providing flexibility for both investors and owner-users.

## THE SITE



CORNER OF 104 STREET (CALGARY TRAIL) & 73 AVENUE NW — LOOKING NORTHEAST

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