



**AICRE**  
COMMERCIAL

**SALE | LEASE**

**TRENDY RITCHIE BUILDING**  
4,598 SF (+/-)

**10139 81 Avenue, Edmonton**



## **HIGHLIGHTS**

- Beautiful freestanding building one block south of Whyte Avenue
- Built in 2013 - concrete block with concrete foundation
- Second floor has a separate front entry / Ability for multi-tenants
- Modern feel with high ceilings and acid-washed concrete floors throughout
- Bright and open second floor with large kitchenette & 650 SF patio
- Large basement with coffee bar
- Located in the Strathcona ARP
- Approved re-zoning allows for a wider variety of uses
- Neighbouring businesses include: Mr. Derk, Blondie, Pablo Cheese Tart, Strathcona Spirits Distillery, Narayanni's Indian restaurant and Pedego Electric Bikes



<b>99 Street:</b>	<b>28,200 (+/-) VPD</b>
<b>Whyte (82) Avenue:</b>	<b>27,600 (+/-) VPD</b>
<b>104 Avenue:</b>	<b>30,200 (+/-) VPD</b>
<b>Gateway Boulevard:</b>	<b>30,200 (+/-) VPD</b>



**With over 4,000 daily passengers, Old Strathcona offers over 15 bus routes, 65 bus stops, the Metro LRT Line and the future Valley LRT Line.**



**Over 10,000 people live in Old Strathcona with an average household income of \$96,705. The majority of the population is young, educated and socially progressive.**

Erin Kobayashi  
Partner & Associate  
780-218-7585  
erin@aicrecommercial.com

Meadow Kenney  
Associate  
780-271-4845  
meadow@aicrecommercial.com

aicrecommercial.com



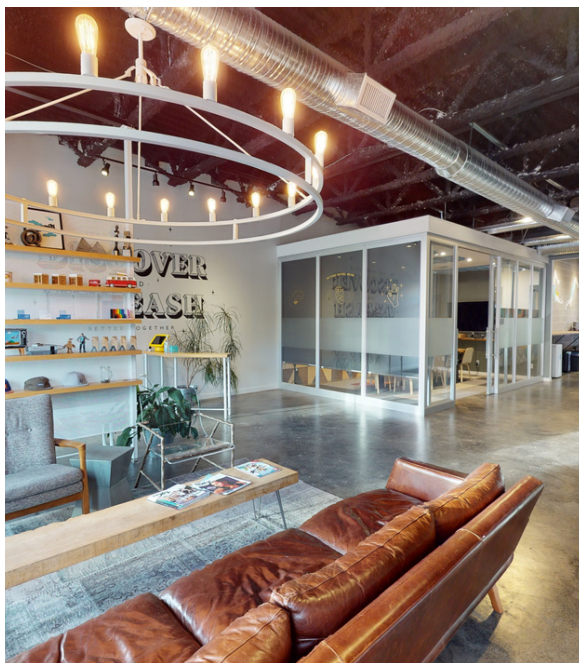
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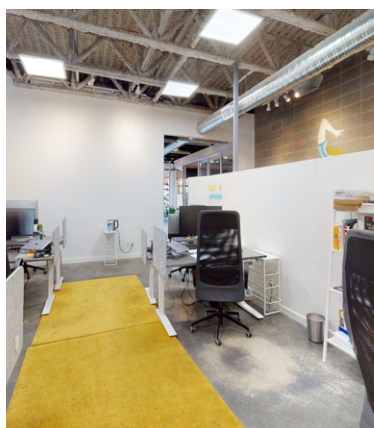
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## PROPERTY DETAILS

<b>ADDRESS:</b>	10139 81 Avenue, Edmonton
<b>LEGAL:</b>	Plan 1, Block 51, Lot 4
<b>ZONING:</b>	DC1 (Direct Development Control)
<b>SITE SIZE:</b>	4,327.91 SF (+/-)
<b>BUILDING SIZE:</b>	4,598 SF (+/-)
<b>MAIN FLOOR:</b>	2,769 SF (+/-)
<b>SECOND FLOOR:</b>	1,829 SF (+/-)
<b>NOT INCLUDED IN TOTAL SF:</b>	
<b>BASEMENT:</b>	2,377 SF (+/-)
<b>BALCONY:</b>	653 SF (+/-)
<b>PARKING:</b>	1 hour street angle parking & paved rear surface parking for 5 - 6 vehicles
<b>HEAT:</b>	3 Furnaces & A/C
<b>POWER:</b>	(2) 100 Amp Services (TBC)
<b>WASHROOMS:</b>	5 (1 With Shower)
<b>PROPERTY TAX:</b>	\$32,428.19 (2022)
<b>MONTHLY NET RENT:</b>	\$8,000.00 / Month
<b>SALE PRICE:</b>	\$1,900,000.00



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# THE LOCATION

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## EDMONTON'S FAVOURITE URBAN DISTRICT

### ESTABLISHED NEIGHBOURHOODS

Over 42,000 residents live in Old Strathcona with an average household income of \$96,705. The majority are 20-39 years old, working and raising families. The majority of the population is young, educated and socially progressive. The area's daytime population is 42,852.

### STATION PARK

Led by Beljan Developments, Station Park will be an open-air market for local vendors. The new build will be located on the corner of Gateway and 82 Avenue (Beside MKT Fresh Food | Beer Market). Honoring the history of CP Rail, the market space will be comprised of repurposed train shipping containers offering customers a unique indoor and outdoor shopping and dining experience year-round. The project is set to be completed in 2023.

### PRAIRIE SKY GONDOLA

Stationed to be completed in 2026, the gondola will connect the Whyte Avenue area to downtown. This unique transit experience aims to make cross-river transportation to Whyte Avenue easier and bring more people to the area.

### OLD MEETS NEW DEVELOPMENT

Old Strathcona is the only designated provincial historic area in the City of Edmonton and is beginning to make room for new shopping and residential developers, including Beljan Development and Cidex Group.

### PEDESTRIAN FRIENDLY

Neighborhood improvement funding has allowed the area to develop and increase foot traffic. Some notable projects include Crosswalk Scrambles, Bike Lanes and the Summer Sidewalk Expansion.

### TOURIST DESTINATION

Old Strathcona (Whyte Avenue) is voted one of the most popular main street shopping and dining districts in Edmonton. Less than 10 minutes away from Millcreek Ravine and the Edmonton River Valley park land.

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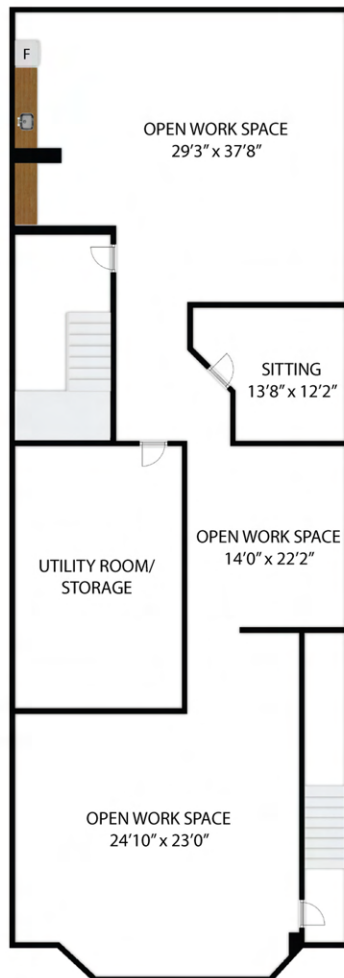
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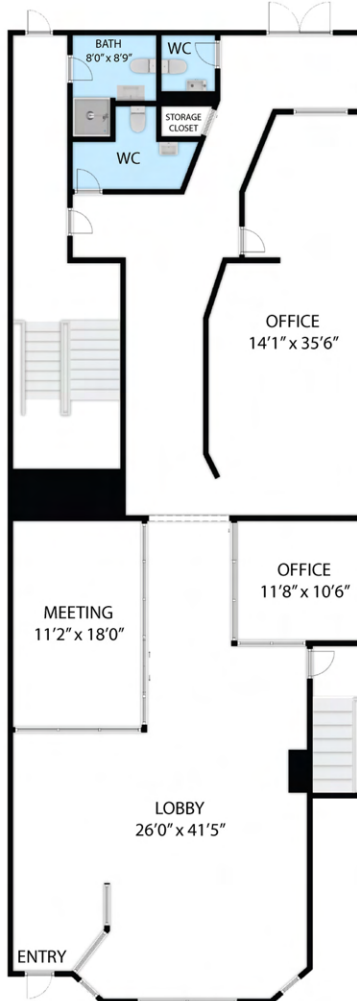
# FLOOR PLAN

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**4,598 SF (+/-)**

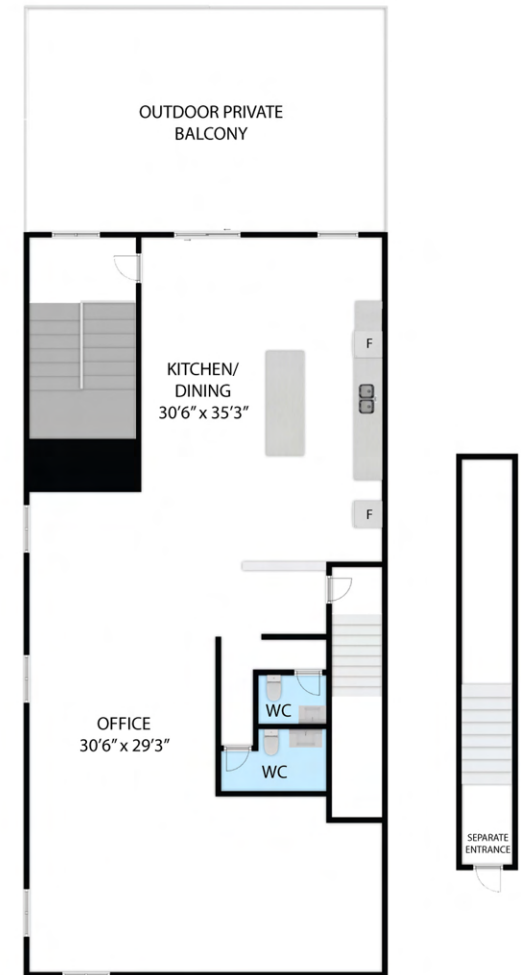
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**BASEMENT**



**FIRST FLOOR**



**SECOND FLOOR**

10139 83 Avenue NW, Edmonton T6E 2C4  
TOTAL APPROX. FLOOR AREA 6,714 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**81 AVENUE**

**CLICK HERE FOR  
A 360 TOUR**



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