



10584 107 Street, Edmonton

**11,197 SF INVESTMENT**

## PROPERTY DETAILS

Address:	10584 107 Street NW Edmonton, Alberta
Legal:	Plan 9322612, Block 7, Lot 209A
Zoning:	Direct Control (DC(20989))
Site Size:	7,500 SF (+/-)
Building Size:	11,197 SF (+/-)
Main Floor:	5,682 SF (+/-)
Second Floor:	5,515 SF (+/-)
*Basement:	2,209 SF (+/-) *Bonus area
Sale Price:	\$3,600,000.00
Cap Rate:	6.8 %
Property Tax:	\$34,690.24 (2025 est.)



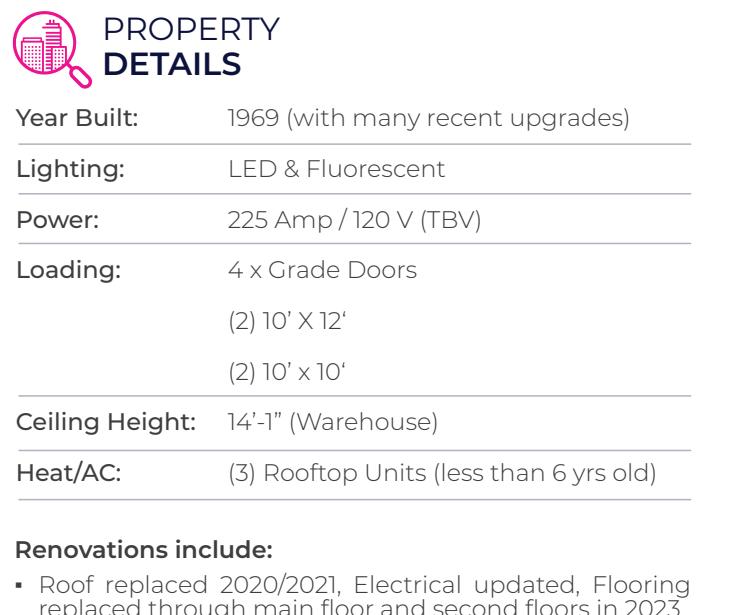
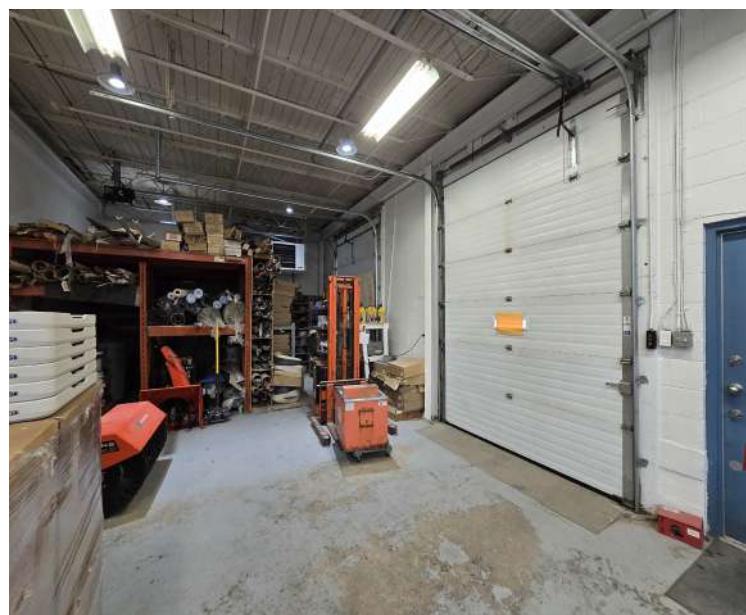
## PROPERTY HIGHLIGHTS

- MAJORITY OF BUILDING LEASED TO A SINGLE, LONG-TERM TENANT
- Close to MacEwan University, Rogers Place & downtown amenities
- Excellent investment opportunity with long term lease in place with well above market rates
- Main floor consists of open retail, office & warehouse space
- Updated & meticulously maintained building
- Security cameras throughout
- Surface parking available + ample street parking in the immediate area



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Kelly Le**  
Licensed Assistant  
587-991-9817  
kelly@aicrecommercial.com



 **PROPERTY DETAILS**

Year Built:	1969 (with many recent upgrades)
Lighting:	LED & Fluorescent
Power:	225 Amp / 120 V (TBV)
Loading:	4 x Grade Doors (2) 10' X 12' (2) 10' x 10'
Ceiling Height:	14'-1" (Warehouse)
Heat/AC:	(3) Rooftop Units (less than 6 yrs old)

**Renovations include:**

- Roof replaced 2020/2021, Electrical updated, Flooring replaced through main floor and second floors in 2023



DOWNTOWN



TRANSIT



UNIVERSITY



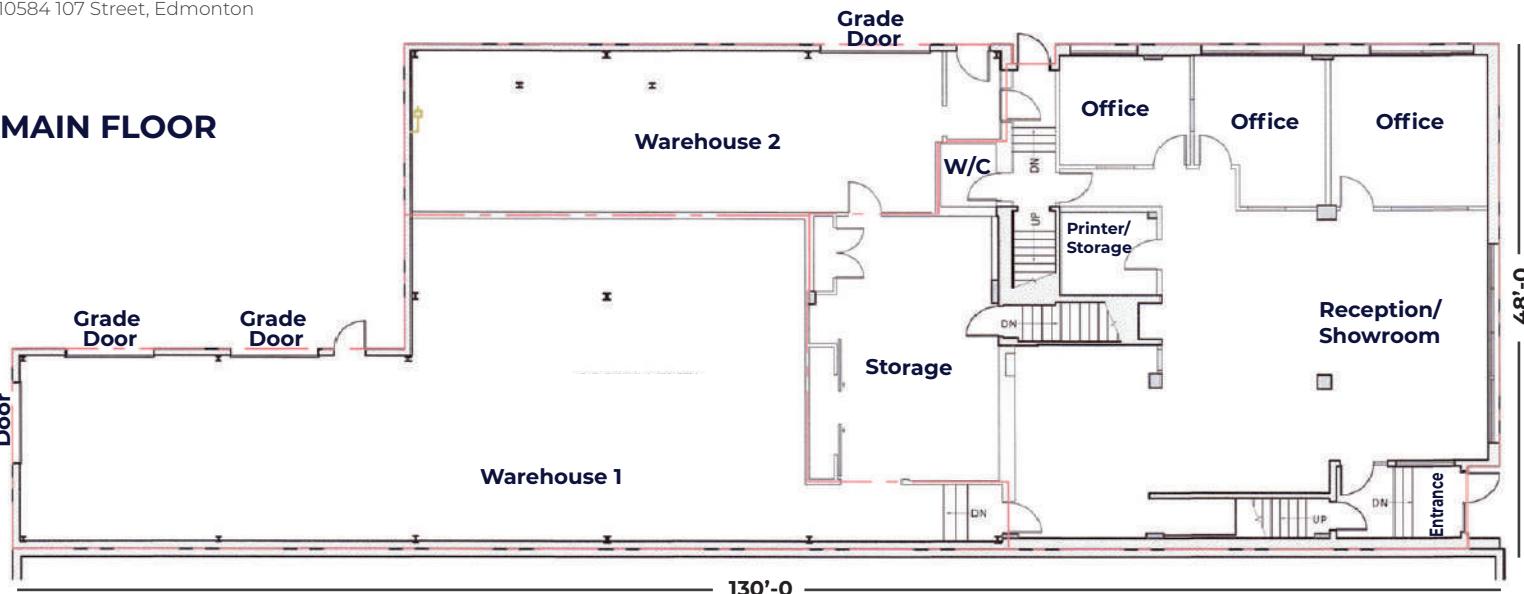
DINING



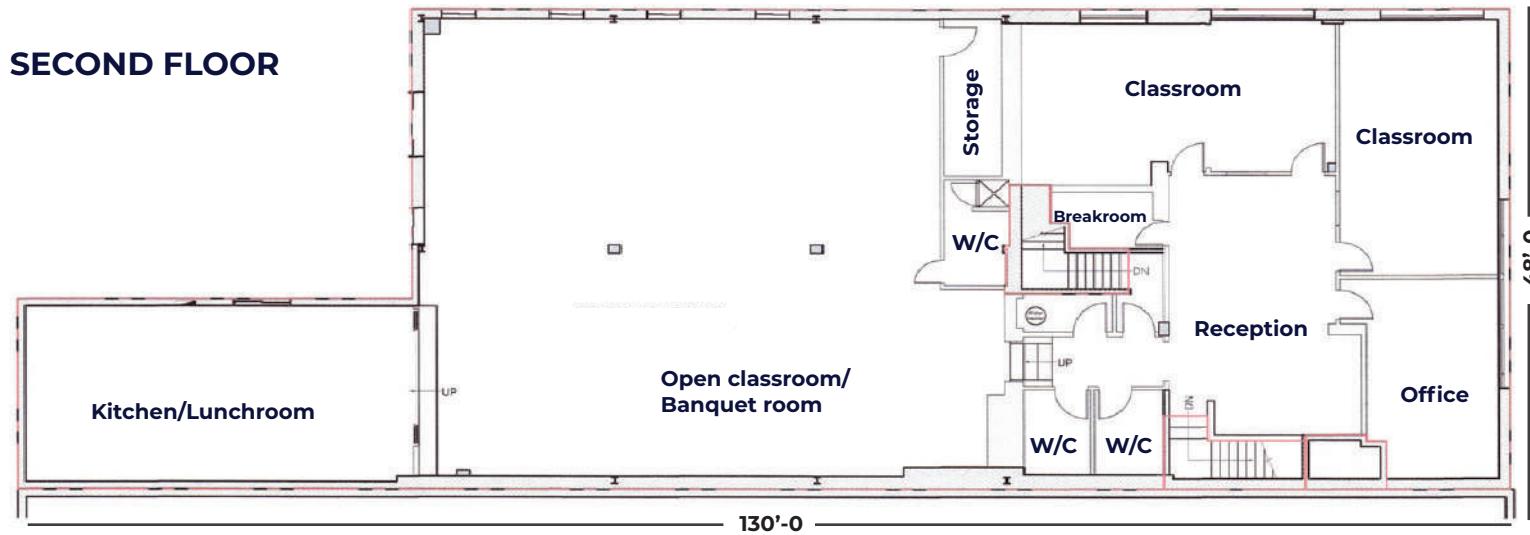
# FLOOR PLAN

10584 107 Street, Edmonton

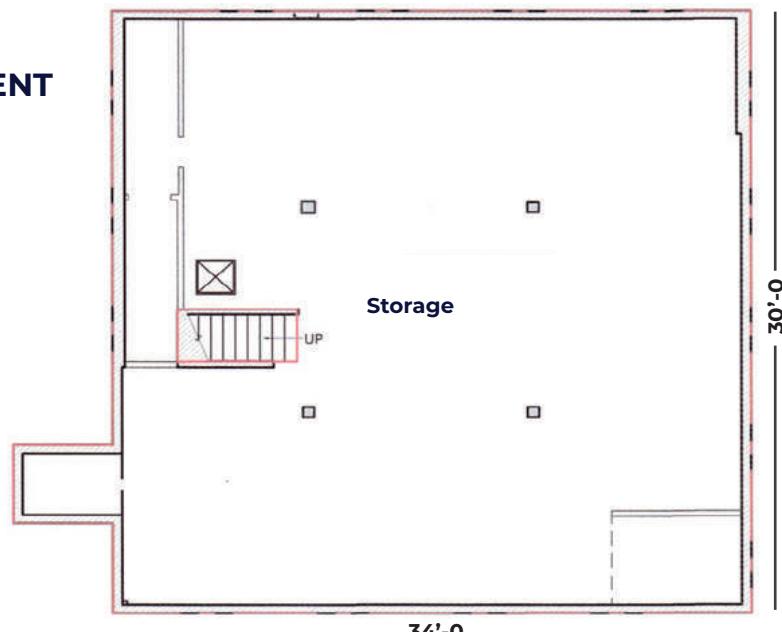
## MAIN FLOOR



## SECOND FLOOR



## BASEMENT



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



### VEHICLES PER DAY

109 Street: 30,800

106 Avenue: 29,500



### AREA POPULATION (within 5kms)

- 213,949 Residents
- 296,505 Daytime Population



### AREA INCOME

- Average household income of \$90,388



Erin Oatway  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

Kelly Le  
Licensed Assistant  
587-991-9817  
kelly@aicrecommercial.com