



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

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

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 downtown skyline views.

Directly across from Strathcona High School and minutes from Whyte Avenue, the University of Alberta, and Queen Elizabeth II Highway, the site benefits from strong daily traffic and a well-established trade area. Title is clean, with no encumbrances, liens, or registered interests, allowing for a straightforward closing. Vacant possession is available, and Direct Control zoning (DC 21276) permits development up to 23.0 m in height with a 4.0 FAR ($\pm 57,000$ SF of buildable density), making the Property ideal for owner-users, land investors, or future redevelopment.

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

3 mins

WHYTE
AVENUE

8 mins

UNIVERSITY OF
ALBERTA

12 mins

DOWNTOWN
EDMONTON

25 mins

EDMONTON
INT'L AIRPORT

PROPERTY DETAILS

Municipal Description	7303 104 Street NW, Edmonton, AB T6E 4B9
Legal Description	Plan 1520737, Block 40, Lot 15A
Zoning	0036 551 498 / 162 315 859
Site Size	± 0.33 acres ($\pm 14,265$ SF / $1,325$ m ²)
Configuration	Irregular hard corner; ± 150 ft $\times$ ± 96 ft
Frontage	Irregular hard corner; ± 150 ft $\times$ ± 96 ft
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



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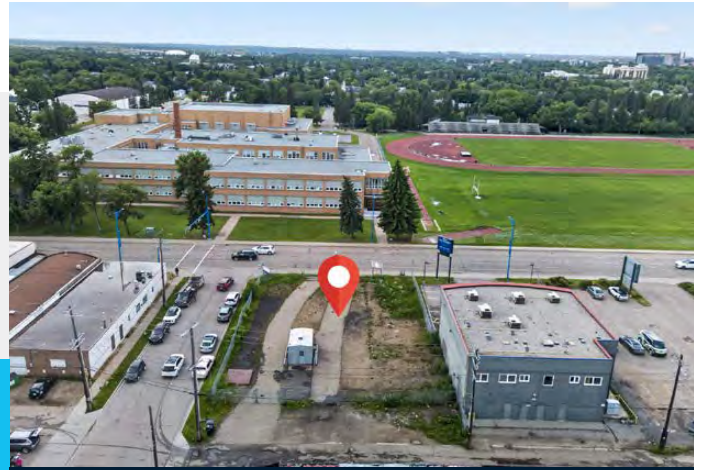
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LOCATION OVERVIEW

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.



Site - Looking West Across 104 Street/Calgary Trail



Aerial - Dual Frontage, Three Access Aprons

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.

Straightforward Financing

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.



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OFFERING SUMMARY

\$1,600,000

List Price

\$112

Price Per Square Foot

0.33 ac

Site Size

\$4,000/mo

Lease Alternative

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.



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