

FOR SALE

THE HIVE & 109 GARDEN

8632-8642 - 108A STREET & 8715 - 109 STREET, EDMONTON, AB

5,787 SF STANDALONE RESTAURANT PROPERTY & 13,127 SF FUTURE DEVELOPMENT SITE



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OVERVIEW / THE HIVE & 109 GARDEN

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THE OPPORTUNITY

The Hive represents a rare four-lot land assembly located in Edmonton's Garneau neighbourhood, zoned for high-density residential development. Positioned immediately adjacent to the University of Alberta, the site offers exceptional long-term redevelopment potential in one of the city's most sought-after urban nodes. Surrounded by grocery stores, cafés, restaurants, the North Saskatchewan River Valley, and Whyte Avenue, the location provides unmatched walkability, connectivity, and enduring demand driven by students, professionals, and institutional anchors.

109 Garden Bistro & Brunch is a fully leased, single-storey restaurant property situated directly along 109 Street in the heart of Garneau. Located minutes from the University of Alberta, Whyte Avenue, the River Valley, and major transit routes, the property benefits from exceptional visibility and steady commercial activity. The Mixed Use (MU) zoning provides long-term flexibility, and the existing triple-net lease offers purchasers secure, predictable income. Surrounded by dense residential development, retail, hospitality, and university-driven foot traffic, 109 Garden represents a stable holding asset in one of Edmonton's most dynamic and amenity-rich corridors.



SALIENT DETAILS

THE HIVE

Municipal Addresses:	8632-8642 - 108A Street, Edmonton, AB
Legal Descriptions:	Plan 3749RS, Block 186, Lots 9, 11A & 27U Plan 3901AJ, Block 186, Lots 10 - 11 Plan 3749RS, Block 186, Lot 9
Zoning:	Direct Control (DC.1160)
Site Size:	13,127 SF combined across four parcels with potential to acquire the neighbouring parcel
Estimated Annual Parking Revenue:	\$20,000

109 GARDEN

Municipal Address:	8715 - 109 Street NW Edmonton, AB
Legal Description:	Plan EDMONTON; Lot 7
Zoning:	MU (Mixed Use - h16 f3.5 cñ)
Site Size:	+/-5,787 SF
Building Size:	+/-3,500 SF
Net Operating Income:	\$140,000/year with escalations
Tenant:	109 Garden Bistro & Brunch (Personal Guarantee's In Place)
Lease Expiry:	September 30, 2036

ASKING PRICE: \$3,500,000

HIGHLIGHTS

Prime University-Adjacent Location

Steps from the University of Alberta and within walking distance to Whyte Avenue, the River Valley, and major amenities—driving strong, consistent rental demand.

Rare, High Profile Owner/User Opportunity

A rare chance to secure a prominently positioned asset along one of Edmonton's most visible corridors, offering exceptional branding potential, heavy pedestrian activity, and strong exposure to both campus and neighbourhood traffic.

Unique Future Development Opportunity with Holding Income

Provides stable interim income while giving owners the flexibility to plan long-term redevelopment in a high-demand, mixed-use district-supported by strong demographics, ongoing revitalization, and sustained rental interest.

High-Demand Garneau Corridor

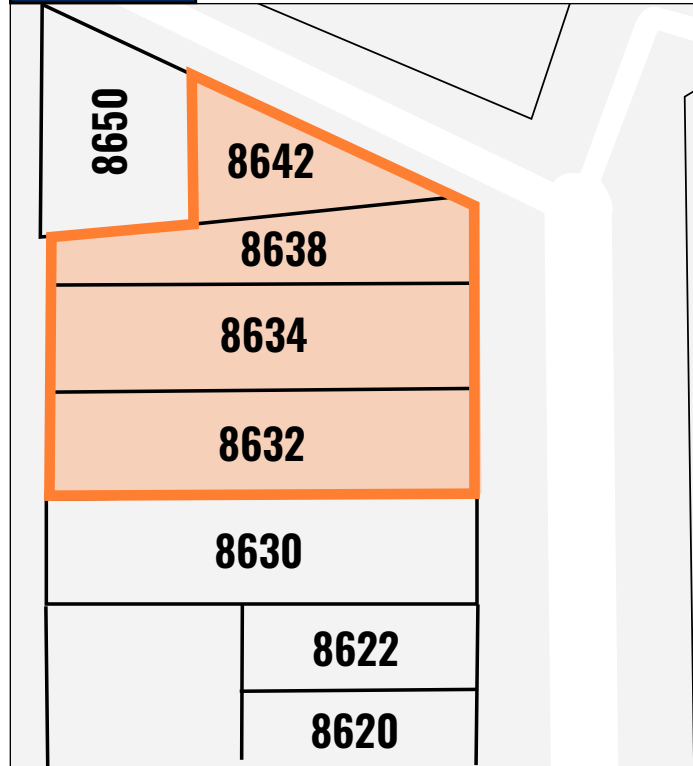
Positioned within one of Edmonton's most vibrant districts, surrounded by 500+ shops, 120+ eateries, theatres, cafés, galleries, festivals, and year-round pedestrian activity - making it a prime destination for dining, retail, and community engagement.



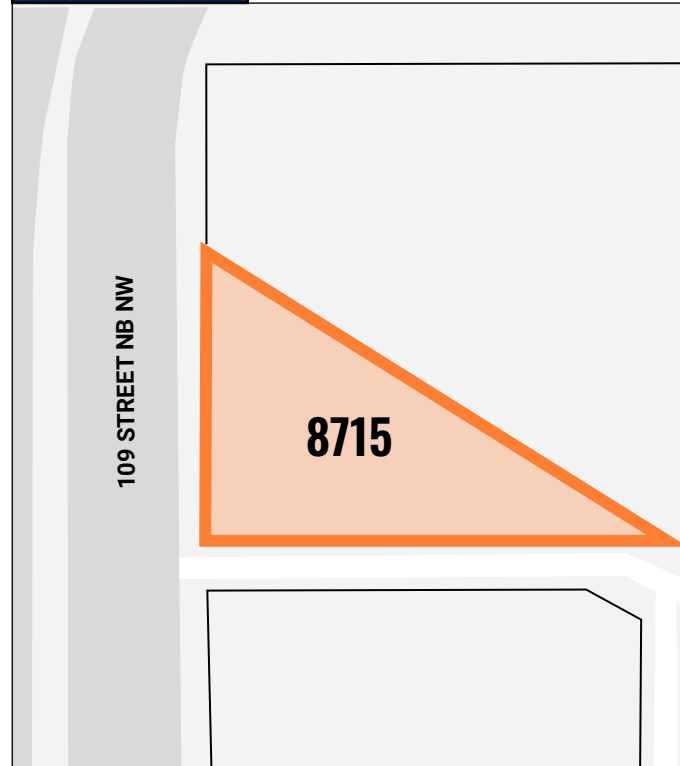
SITE PLANS / THE HIVE & 109 GARDEN

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THE HIVE



109 GARDEN



109 GARDEN BISTRO & BRUNCH DINING AREA



109 GARDEN BISTRO & BRUNCH BAR AREA



109 GARDEN BISTRO & BRUNCH DINING AREA

LOCATION OVERVIEW: GARNEAU NEIGHBOURHOOD & WHYTE AVENUE

The Hive & 109 Garden Bistro sit at the heart of Garneau, one of Edmonton's most vibrant destinations. Ideally positioned at the gateway to the University of Alberta, placing them steps from campus in one of Edmonton's most dynamic and high-traffic neighbourhoods. The area benefits from a constant flow of students, faculty, staff, medical professionals, and visitors moving between classrooms, residences, labs, and U of A Hospital - creating strong daytime and evening activity year-round. Additionally surrounded by over 500 shops, 120+ eateries, and 60+ patios, Garneau blends boutique retail, everyday conveniences, and unmatched walkability within a tightly knit academic and residential community.

Whyte Avenue's cultural energy amplifies this momentum, with theatres, galleries, live-music venues, and beloved local destinations like the Old Strathcona Farmers' Market and the High Level Bridge Streetcar minutes away. Recent revitalization projects, including Station Park and the Strathcona Back Street, further enhance the district's appeal, making it a lively hub for dining, entertainment, shopping, and campus-adjacent gathering.



AREA + STATS / THE HIVE & 109 GARDEN

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42,002

Traffic Count
Along 109 St & Saskatchewan Dr



\$105,776

Projected Average Income



102,929

Projected Population
(2028 est.)



17.6%

Projected Growth Rate
(2025 - 2028)



35.9

Median Age



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