

FOR SALE

± 10,000 SF CHARACTER SPACE ON 109TH STREET

10508 - 109 STREET NW | EDMONTON, ALBERTA



 **Contact Agent**
Sale Price

 **DC2 - Direct Control Provision**
Zoning

Prime Location

High-traffic endcap space directly across from MacEwan's new Business School, near Rogers Place and downtown.

Key Investment Features

Fully leased, ± 10,000 SF stabilized investment with a diversified tenant mix and owner-user upside in a ± 2,850 SF space.

Unique Building Character

Well maintained with upgrades, exposed brick, 10' timber ceilings, and floor to ceiling windows.

Parking & Zoning

14 on site stalls, ample street parking and DC2 Zoning.

Note

A signed NDA is required to access NOI financial documents.

Martin Halabi, Senior Associate
Commercial Sales & Leasing
P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, Licensed Assistant
Commercial Sales & Leasing
P: 780 655 7233 E: peter@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR SALE | ± 10,000 SF CHARACTER SPACE ON 109TH STREET



PROPERTY AMENITIES

- Corner lot
- Security system
- Air conditioning
- Tenant controlled HVAC
- Fiber optic internet
- Signage

NEARBY MAJOR RETAILERS



FOR SALE | ± 10,000 SF CHARACTER SPACE ON 109TH STREET



DRIVE TIMES From Site

Yellowhead Trail

4.5 km | 10 min

Wayne Gretzky Drive

5.0 km | 10 min

Whitemud Drive

8.5 km | 15 min

Anthony Henday Drive

12.5 km | 15 min

YEG Int'l Airport

31.5 km | 35 min

PROPERTY DETAILS

MUNICIPAL ADDRESS

10508 109 Street NW | Edmonton, Alberta

LEGAL

Plan B4, Block 9, Lot 217 and 218

SIZE

Building ± 10,000 SF
Lot Area ± 0.32 AC

YEAR BUILT

1959

ZONING

DC2 - Direct Control Provision

TENANT DIRECTORY

- Always Coffee (Cafe)
- Always Occasions (Event Space)
- Dental Office (Office)
- Cosafina (Retail)
- Ledcor Construction (Office)



CLICK FOR
CURRENT
DC2 USES



DEMOGRAPHICS 2026 / 5 km



195,000

Current Area Population



\$94,000

Average Household Income



3.4%

5-Year Population Growth



± 38,000

Traffic Counts (Vehicles/Day)
109 Street & 104 Avenue

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

Martin Halabi, Senior Associate
Commercial Sales & Leasing

P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, Licensed Assistant
Commercial Sales & Leasing

P: 780 655 7233 E: peter@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca