

FOR LEASE

SHOP-EASY HERITAGE BUILDING

BUILT IN **2019**



ABOUT THE PROPERTY

This municipally designated historic building is architecturally significant for the community of Calder and proudly features the iconic "Shop Easy" sign, and offers distinctive character. The flexible commercial space is well suited for retail, office, child care, health and wellness, food/beverage, or other service-based businesses. Located on a bus route with a dedicated parking lot plus street parking, easy access to Yellowhead trail, this property provides excellent accessibility, functionality, and charm.

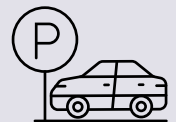
PROPERTY DETAILS



3192 SQFT MAIN LEVEL
+2998 SQFT BASEMENT



\$22 /SQFT/YEAR



PARKING LOT



SERGIO MAIONE

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SHOP-EASY GROCERY

12904 - 116 STREET NW

CITY OF EDMONTON HISTORIC RESOURCE MANAGEMENT PROGRAM

Edmonton

DESCRIPTION OF HISTORICAL PLACE

The 1948 Shop-Easy Grocery is a wood frame construction commercial building in the Calder neighbourhood. It has stucco siding with painted brick accents, a flat roof, and a distinctive “Shop-Easy” sign on the southeast corner of the building.

HERITAGE VALUE

The Shop-Easy Grocery is significant for the development of the Calder neighbourhood and the expansion of Edmonton after the end of the Second World War. Shop-Easy’s opening in 1948 coincides with the second period of residential growth in the Calder community. Calder originated from the construction of the Grand Trunk Pacific Railway in 1909, which located its roundhouse and railway yards in the area. The Calder Land Company, owned by Hugh Alfred Calder and John R. McIntosh, began to subdivide the area around 1910. Then called the Village of West Edmonton, the community was annexed into the City of Edmonton by 1917. Although some of Calder’s houses were built earlier, most were built in the boom period after the Second World War. Generally, newer structures are located in the northern portion of the neighbourhood while older structures are located near the Calder Railway Yards along 127 Avenue. Shop-Easy formed a continuation of other established commercial uses along 129 Avenue further to the west.

The Shop-Easy Grocery is architecturally significant for its Moderne style of commercial architecture, and is typified by the use of clean, horizontal lines, flat roofs, a projecting canopy along the south and east façades, brick and stucco finishes, a counter-point vertical parapet over the corner entrance and large display windows. The building retains its original sign over the entrance door.

CHARACTER DEFINING ELEMENTS

The character defining elements of the 1948 Shop-Easy Grocery include:

- + One-storey commercial structure;
- + form, scale and massing;
- + Moderne style and clean horizontal lines;
- + flat roof;
- + projecting canopy along the south and east façades;
- + brick and stucco finishes;
- + counter-point vertical parapet over the corner entrance;
- + large display windows on the south and east façades; and
- + original sign over the entrance door.

Designated as a Municipal Historic Resource through Bylaw 17776 in November 2016.



Visit edmonton.ca/historicresources to learn more

