BROCHURE

AUG 2026

Adaptive Re-Use/Redevelopment

EDMONTON JOURNAL BUILDING

CBRE

THE OFFERING

CBRE

Offered for sale is freehold interest in this unique 148,640 sq. ft., five story former home of the Edmonton Journal, situated on a 37,629 sq. ft. (0.86 acre) parcel atop Bellamy Hill. The Property is located on the corner of 101st Street and MacDonald Drive, across Jasper Avenue from Edmonton's Financial Core, and with immediate access to the North Saskatchewan River Valley. This location offers walkable urban living, unmatched transit connectivity, varied entertainment, dining, and nightlife options, as well as ample employment opportunities at their doorstep.

The Property offers a covered land play opportunity with potential to re-imagine the existing asset through adaptive re-use strategy.

PROPERTY DETAILS

MUNICIPAL ADDRESS	10006 - 101st Street, Edmonton AB
LEGAL ADDRESS	Plan 9023628; Blocks A & B Plan 9023628; Block 1; Lot A
NEIGHBOURHOOD	Downtown
SITE SIZE	37,629 SF
ZONING	CCA - Core Commercial Arts
BUILDING SIZE	148,640 SF
NET RENTABLE AREA	125,227 SF
AVG. FLOORPLATE	29,728 SF
UNDERGROUND PARKING	88 Stalls (37,105 SF)
MAX HEIGHT	150m
MAX FAR	12X
MAX GFA	451,548 SF
LIST PRICE	$4,515,480 ($30/SF Building)

PROPERTY OVERVIEW

Currently zoned CCA – Core Commercial Arts, the Property allows for the development of a variety of high-density developments accommodating a range of uses that meet the goals set for the Commercial Cultural Core to further improve Downtown's central area.

The property is currently comprised of a five storey, 148,640 sq. ft. 1990's vintage building features a large internal atrium area bordered by open concept office space and production areas. The building is set atop of a 88 stall underground parkade which offers the potential for repurposing in a redevelopment scenario.

The building also provides two grade level overhead loading doors with a scissor lift for loading. The building features large east-facing outdoor balconies on the second and fifth floors, offering river valley views. Servicing the property are two elevators as well as a freight elevator with key card lock-out technology.

PERMITTED USES

Residential Uses

- Home Based Business, limited to:
  - Multi-Unit Housing
  - Row Housing
  - Supportive Housing

Commercial Uses

- Bar
- Cannabis Retail Store
- Centre City Temporary Parking
- Cultural Exhibit
- Food & Drink Service
- Health Service
- Hotel
- Indoor Sales & Service
- Liquor Store
- Minor Indoor Entertainment
- Office
- Residential Sales Centre

Community Uses

- Child Care Service
- Community Service
- Library
- School
- Special Event

DISCRETIONARY USES

Residential Uses

- Residential, limited to:
  - Lodging House

Commercial Uses

- Custom Manufacturing
- Exhibition & Convention Facility
- Natural Science Exhibit
- Nightclub
- Spectator Entertainment Establishment

Industrial Uses

- Crematorium
- Fleet Service

Basic Services Uses

- Emergency Service
- Health Care Facility
- Minor Utility
- Transit Facility
- Recycling Drop-Off Centre

Agriculture Uses

- Urban Agriculture

LOCATION OVERVIEW

With its location steps away from the Financial Core, varied transit options, and the North Saskatchewan River Valley, the Property offers the perfect walkable urban lifestyle balance. Future residents of the Property will benefit from near-immediate access to Central LRT Station, providing seamless connectivity to the rest of Edmonton, including the Ice District, MacEwan University, and the University of Alberta.

The 102nd Street LRT Station, currently the central terminus of the Valley Line LRT, is a five minute walk from the Property and provides car-free connectivity to Bonnie Doon Shopping Centre, the employment options of Edmonton's southeast industrial area, and Mill Woods Town Centre. Upon completion of the west leg of the Valley Line LRT, which is currently under construction and projected for 2028 completion, the 102nd Street LRT Station will connect west-bound riders to Brewery District, the 124th Street arts and culture district, and West Edmonton Mall.

Nearby walking and bike paths provide residents respite from fast-paced urban living, connecting them to the 160 km trail system that criss-crosses the North Saskatchewan River Valley.

PROXIMITY TO AMENITIES & ENTERTAINMENT

CENTRAL LRT STATION 66M
1 MIN. WALK

RIVER VALLEY ACCESS 130M
2 MIN. WALK

EDMONTON CITY CENTRE MALL 650M
5 MIN. WALK

102ND STREET LRT STATION 650M
5 MIN. WALK

LOBLAWS CITY MARKET GROCERY 750M
10 MIN. WALK
3 MIN. DRIVE

ICE DISTRICT & ROGERS PLACE 750M
10 MIN. WALK
3 MIN. DRIVE

NORQUEST COLLEGE 1.1 KM
5 MIN. DRIVE
8 MIN. VIA TRANSIT

MACEWAN UNIVERSITY 1.7 KM
7 MIN. DRIVE
10 MIN. VIA TRANSIT

UNIVERSITY OF ALBERTA 3.5 KM
8 MIN. DRIVE
14 MIN. VIA TRANSIT

NAIT CAMPUS 4.0 KM
11 MIN. DRIVE
20 MIN. VIA TRANSIT

SOUTHGATE CENTRE SHOPPING MALL 8.0 KM
15 MIN. DRIVE
19 MIN. VIA TRANSIT

EDMONTON INTERNATIONAL AIRPORT 29.1 KM
30 MIN. DRIVE

AMENITIES MAP

SITE

LRT LINE

FUTURE LRT LINE UNDER CONSTRUCTION

LRT STATION

FUTURE LRT STATION UNDER CONSTRUCTION

CHURCHILL HUB LRT STATION

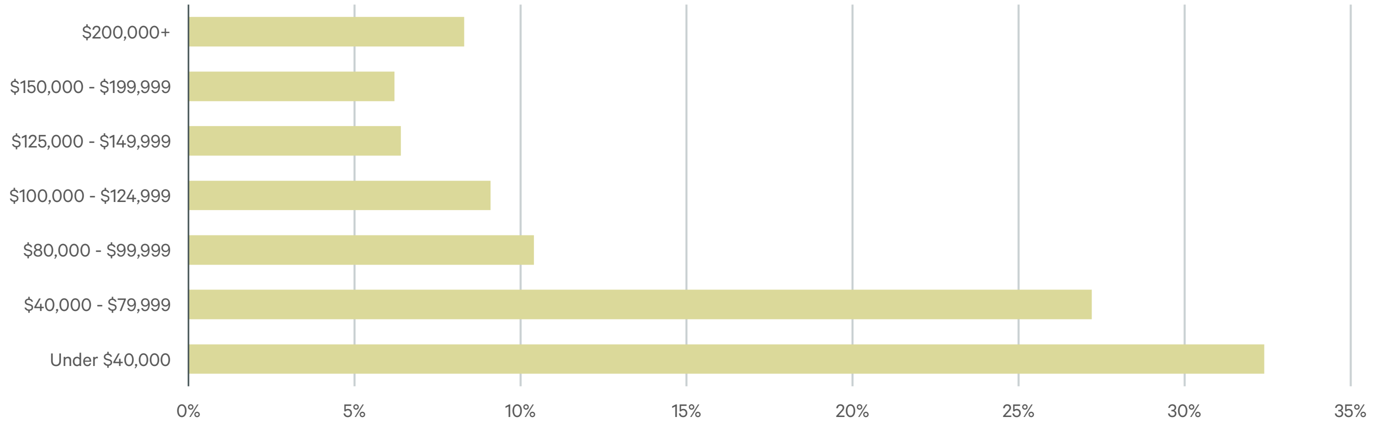
ABOUT THE AREA

Located in the heart of Downtown Edmonton, just off Jasper Avenue, the Property is within walking distance of entertainment and restaurant options catering to all price points, the employment node of Edmonton's Financial Core, retailers offering an array of daily necessities, and main thoroughfares and transit options providing connections to all corners of the city.

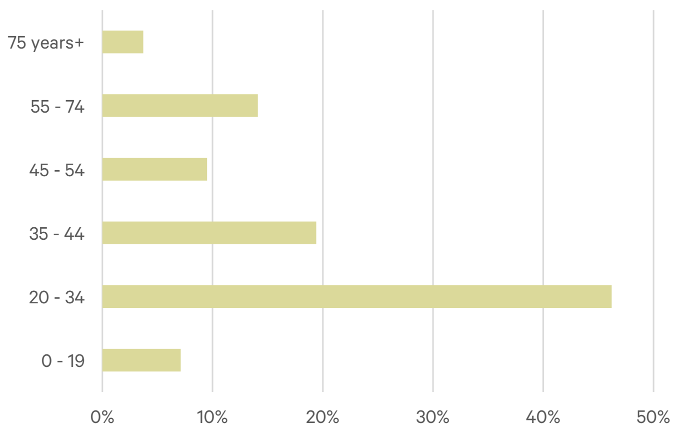
The lifestyle afforded to residents of Downtown attracts a young demographic, skewing four years younger than metro Edmonton's median, creating a youthful vibrancy unmatched by suburban neighbourhoods. Edmonton's four largest post-secondary institutions are located within easy, car-free reach of the Property. MacEwan University and NorQuest College are both within ten minutes via transit, and even faster by car. The University of Alberta is a handful of LRT stops south of the Property, while NAIT is approximately 20 minutes north from the Property via the Metro Line LRT from Central LRT Station.

AREA STATISTICS

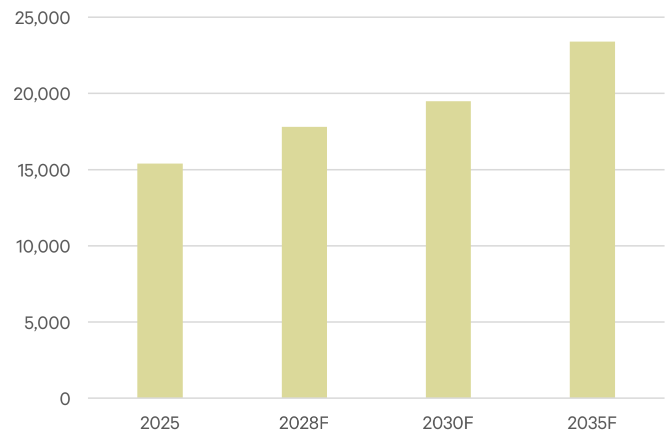
HOUSEHOLD INCOME - 2025



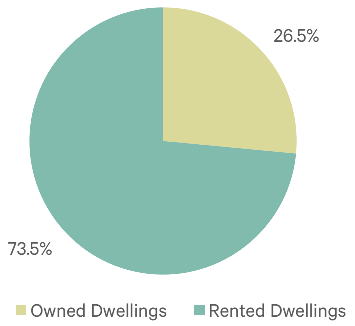
POPULATION BY AGE - 2025



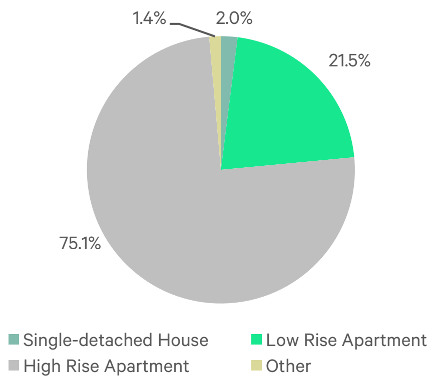
PROJECTED POPULATION GROWTH - 2025



OWNED VS. RENTED DWELLINGS - 2025



DWELLING TYPES - 2025



DOWNTOWN LANDS

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