

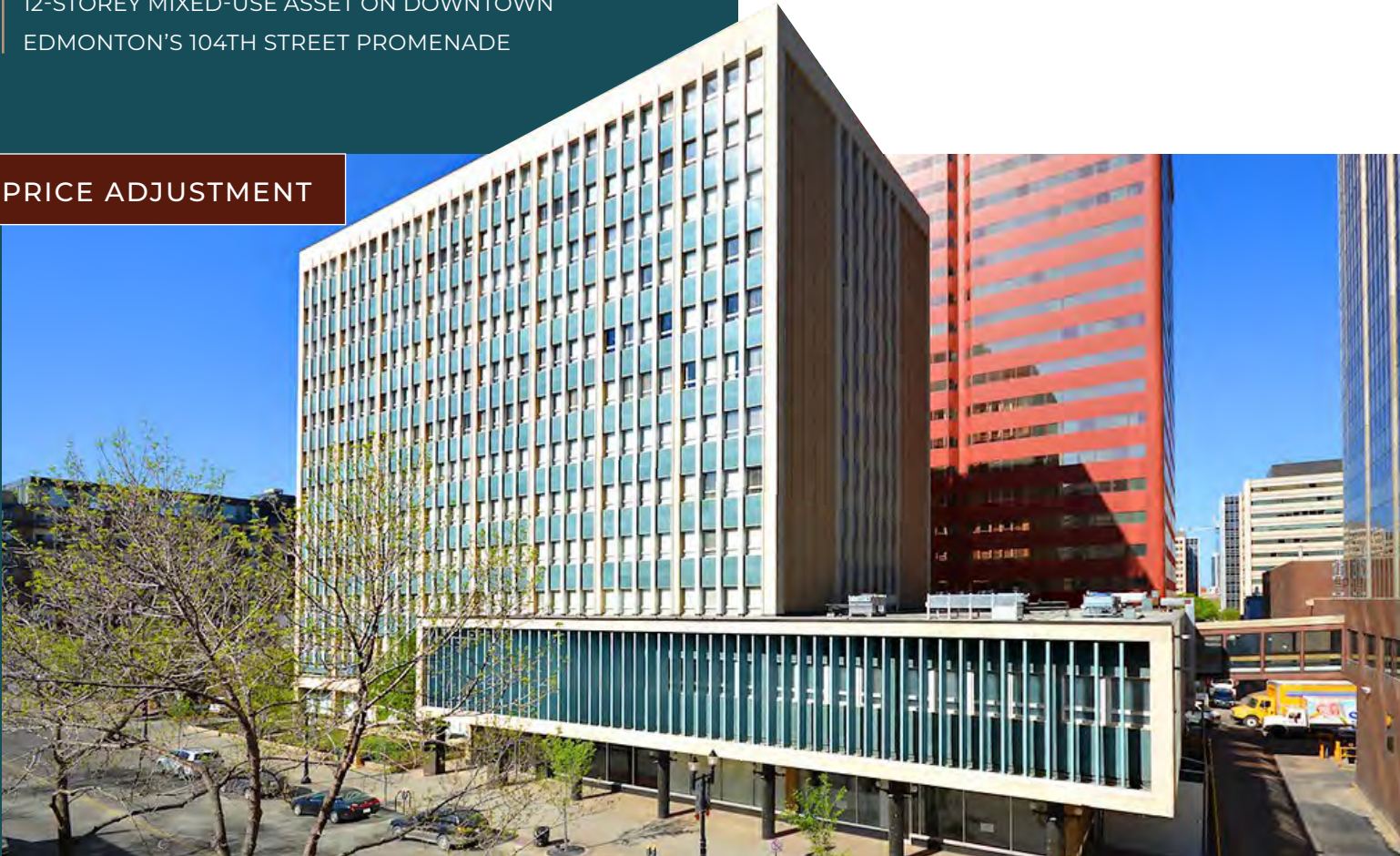
DOWNTOWN CORE OFFICE BUILDING

12-STOREY MIXED-USE ASSET ON DOWNTOWN
EDMONTON'S 104TH STREET PROMENADE

THE MILNER BUILDING

10030 104 Street, Edmonton, AB

PRICE ADJUSTMENT



- Opportunity to invest in an iconic, mid-century, steel and concrete tower in the heart of downtown
- The Milner Building offers investors numerous options for revitalization and repositioning
- Ideally located in close proximity to Ice District, the Financial Core, Government District, multiple downtown residential buildings, and the resurrected 104 Street Farmer's Market
- Easily accessed by vehicle, with 22 surface parking stalls, or by LRT and bus services just steps away

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SALIENT DETAILS

Municipal Address	10030 104 Street NW, Edmonton, AB
Legal Address	Lots 67-71, Block 4, Plan NB
Access	100 Avenue, Jasper Avenue, 104 Street
Site Area	0.865 acres (37,661 SF)
Building Area	177,645 SF
Storeys	12
Typical Floor Plate	13,497 SF
Year Built	1958
Construction	Steel and concrete
Zoning	CMU - Commercial Mixed Use
Parking	22 surface parking stalls
Transit	LRT and bus services
Pricing	\$6,900,000 \$5,900,000 (\$33.25 PSF)
Taxes	\$108,000 per annum (2025 est.)



LOCATED ON VIBRANT 104TH STREET PROMENADE



FUNCTIONAL ASSET TO REFRESH OR REPOSITION



SITE OFFERS DIVERSE POTENTIAL FOR END USERS



INVESTMENT HIGHLIGHTS

EDMONTON'S GROWING POPULATION

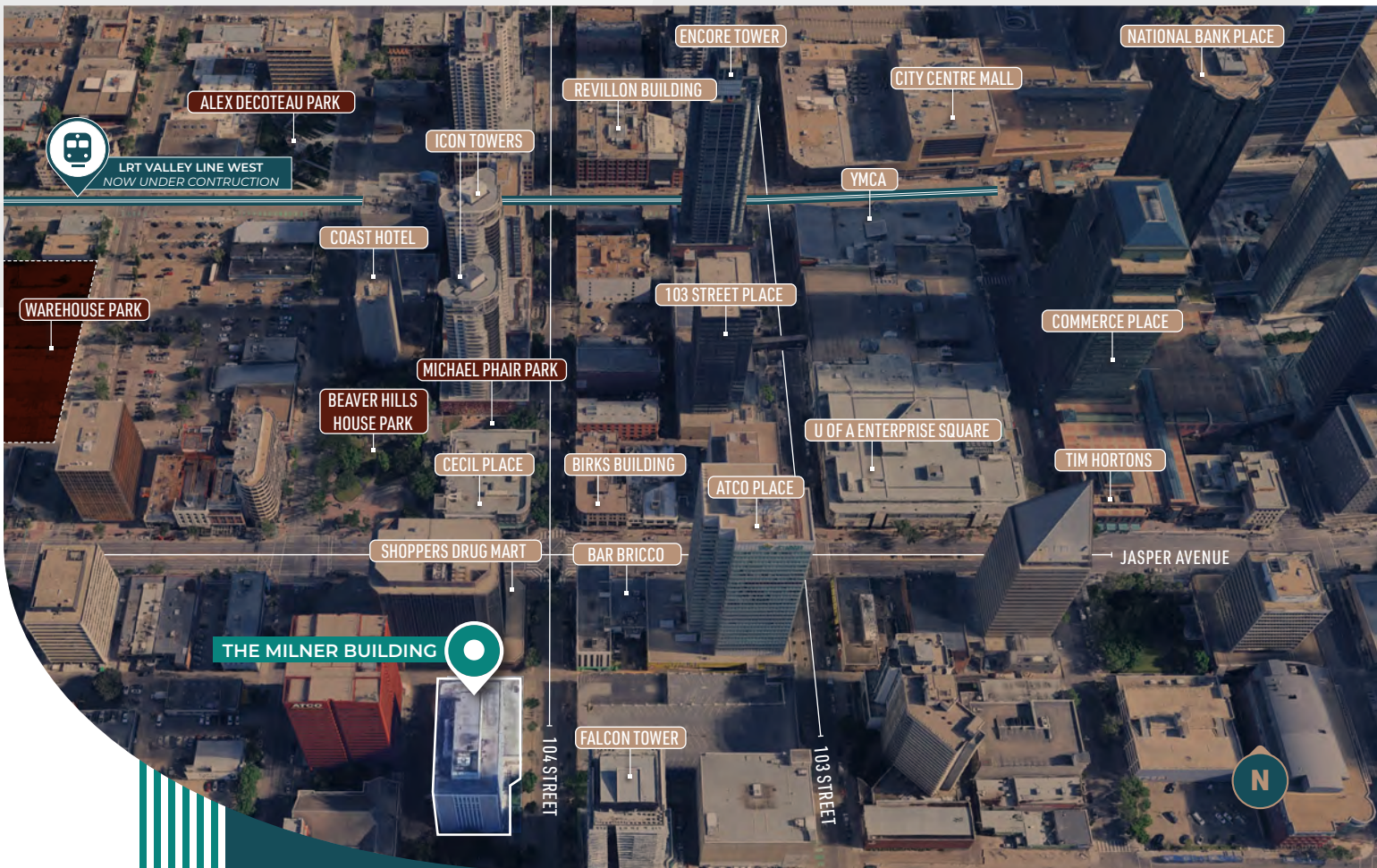
In 2025 an additional 40,000 individuals made their way to Edmonton, with projections indicating further influx of newcomers to Edmonton and it's downtown core in the coming years. Anticipating this surge in migration, estimates suggest a demand for approximately 30,000 new residences, plus retail spaces tailored to this burgeoning demand, signaling significant ripples throughout the commercial real estate landscape.

VIBRANT STREET-FRONT RETAIL

The return of The Farmer's Market to 104 Street only bolsters the High Street's reputation of being one of the most active downtown. An investor would be well-poised to capitalize on this renewed momentum.

LOCATION, LOCATION, LOCATION

The asset's proximity to amenities, arts, entertainment, and the downtown core makes The Milner Building an attractive investment opportunity either to be maintained as a professional office building or to be converted to residential.



PROPERTY OVERVIEW

THE MILNER BUILDING PROVIDES INVESTORS WITH EXCITING OPPORTUNITIES TO REVITALIZE OR REIMAGINE AN ICONIC DOWNTOWN MIXED-USE ASSET.

The Milner Building stands as a prominent Office tower along the 104th Street High Street Corridor in Central Edmonton.

Easily accessible via Jasper Avenue and 104th Street the building services Downtown Edmonton, and the surrounding neighborhoods.

While most of the 104th Street commercial buildings were constructed in the 1980s-90s, the area has seen huge revitalization in the past years with trendy new retailers and residential being added to the area.





DEMOGRAPHICS

117,360

DAYTIME POPULATION

57,477 residents
13.2% growth (2018-2024)
24.3% projected growth (2024-2029)

\$87,030

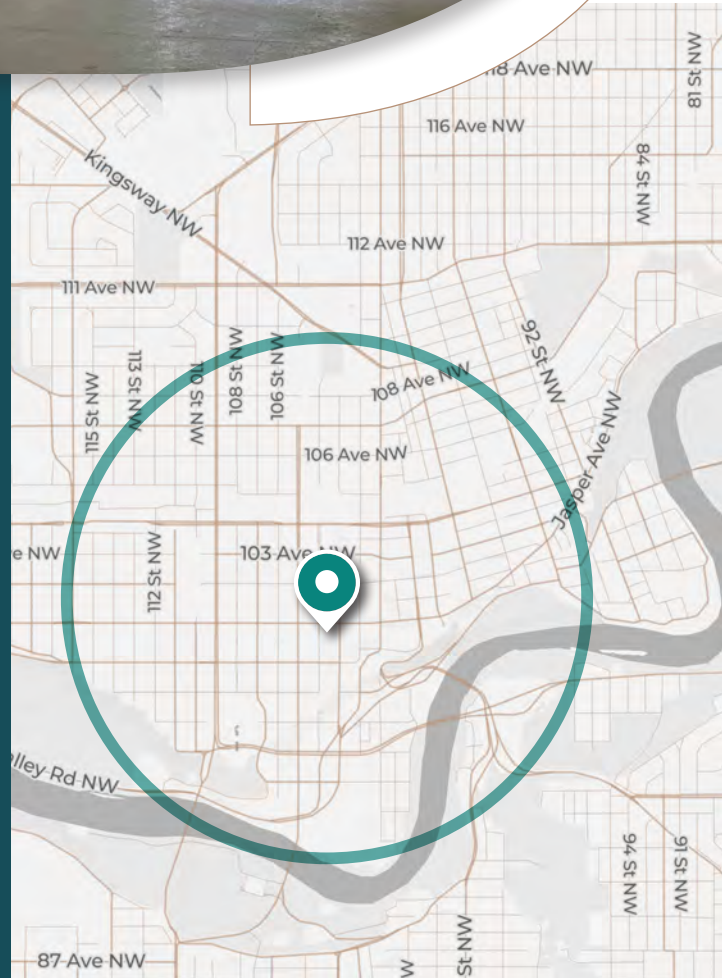
AVERAGE HOUSEHOLD INCOME

26.6% of households earn more than \$100,000
24.7% of households earn \$60,000 to \$100,000

48.0%

20-39 YRS

0-19 yrs = 9.0%
40-59 yrs = 21.9%
60+ yrs = 21.1%



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