

BUILDING FOR SALE

6,889 SF

FORMER UPROOT BUILDING

10552 114 Street, Edmonton, AB

FOOD PRODUCTION FACILITY WITH RETAIL
STOREFRONT AND REAR LOADING



ERIC SLATTER

Partner

780.686.3742

eric.slatter@omada-cre.com

NICOLE MCKAY

Associate

780.221.7262

nicole.mckay@omada-cre.com

- 6,889 SF across two floors including commercial kitchen, retail storefront, offices, and warehouse
- Well maintained building with ongoing improvements including power upgrades, updated façade, and clean interior
- Separate entrances with ability to lease portion of space to complimentary tenant
- Commercial kitchen includes walk-in coolers and freezers, air makeup, food grade flooring, and heavy power
- Ideal location with close proximity to downtown, residential, and local universities

OMADA-CRE.COM | 780.540.5320

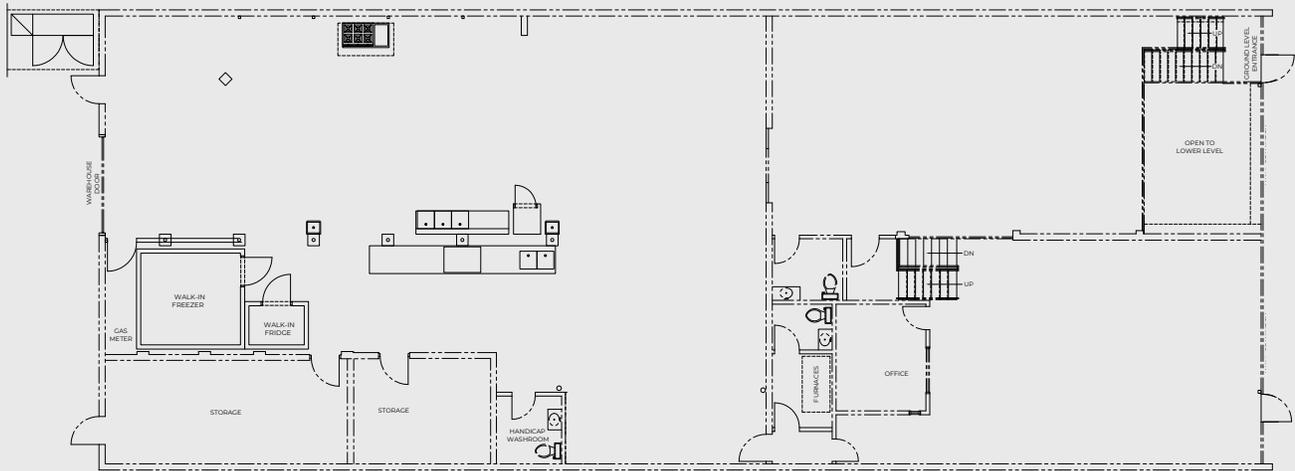
OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

Omada
COMMERCIAL

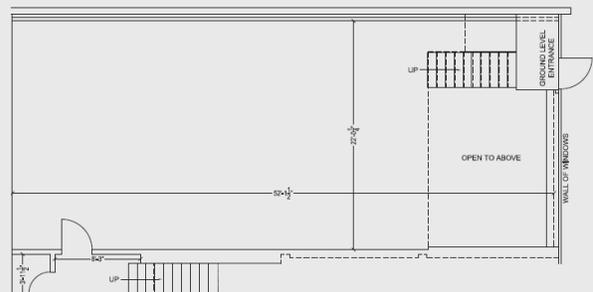
PROPERTY FEATURES

Vacancy	6,889 SF	Year Built	1957
Site Area	0.17 AC	Construction	Concrete Block
Municipal	10552 114 Street, Edmonton, AB	Loading	10'x12' Grade Door
Legal	Plan B4, Block 14, Lot 205	Power	225A, 120/208V, 3 Phase 225A, 240V, 3 Phase (TBC by Purchaser)
Access	105 Avenue, 114 Street	Parking	Paved rear loading & public parking in front
Zoning	DC 20989	Signage	Fascia
Price	\$1,275,000		
Property Tax	\$11,991.08 (2024 est.)		

SITE PLAN



+/-5,693 SF
MAIN FLOOR



+/-1,195 SF
BASEMENT



114 STREET NW



COMMERCIAL KITCHEN



GRADE LOADING



RETAIL STOREFRONT



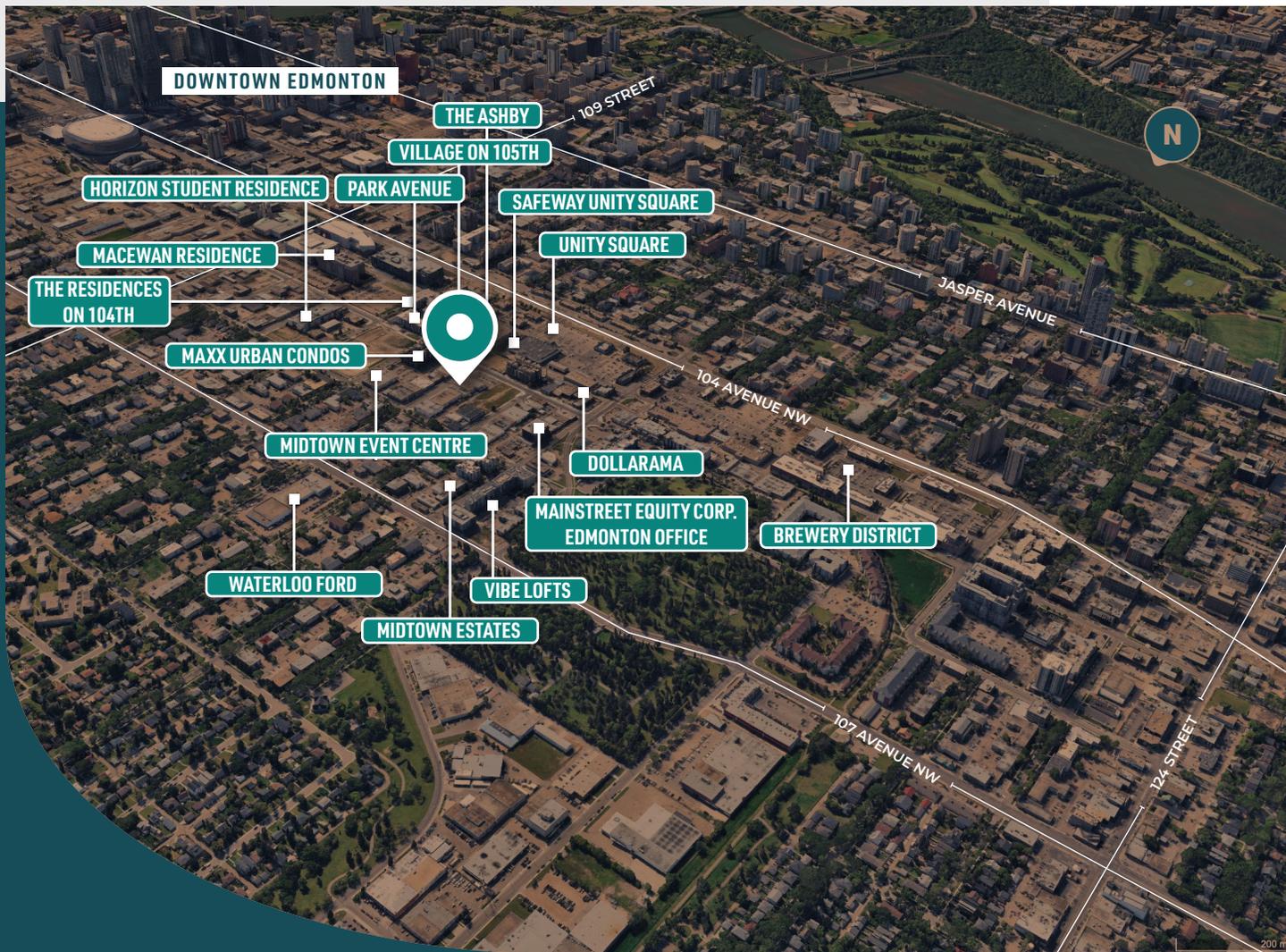
WELL MAINTAINED



CLOSE PROXIMITY TO DOWNTOWN



STRONG RESIDENTIAL GROWTH



AREA DEMOGRAPHICS

2 KM RADIUS

117,278

DAYTIME POPULATION

64,348 residents
18.6% growth (2018-2023)
18.8% projected growth (2025-2030)

\$81,891

AVERAGE HOUSEHOLD INCOME

24.5% earn \$60-100,000
24.8% earn \$100,000+

47.3%

20-39 YRS

0-19 yrs = 9.9%
40-59 yrs = 22.4%
60+ yrs = 20.4%



COMMERCIAL KITCHEN



RETAIL STOREFRONT



REAR LOADING



OFFICE SPACE

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). 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, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. November 26, 2025