

FOR SALE

±10,078 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10510 – 105 Street NW, Edmonton, AB

RETAIL BUILDING NEXT TO ROGER'S PLACE

Property Highlights

SUBSTANTIAL REDEVELOPMENT IN THE AREA

- 50% tenanted
- Built in 1984 and fully renovated in 2021
- 2 minute walk from Roger's Place on the MacEwan LRT line
- Heavy power
- Located directly north of Grant MacEwan University
- Suitable for restaurants, general retail, and production uses
- Substantial redevelopment is occurring throughout the area indicating opportunity for substantial appreciation
- Supporting documents available on request including clean ESA, RPR, site plan, full architectural and mechanical plans

<https://www.shugarmanarchitecture.com/projects/ice-district-phase-ii>



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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12 towers proposed near Rogers Place in downtown Edmonton's Ice District

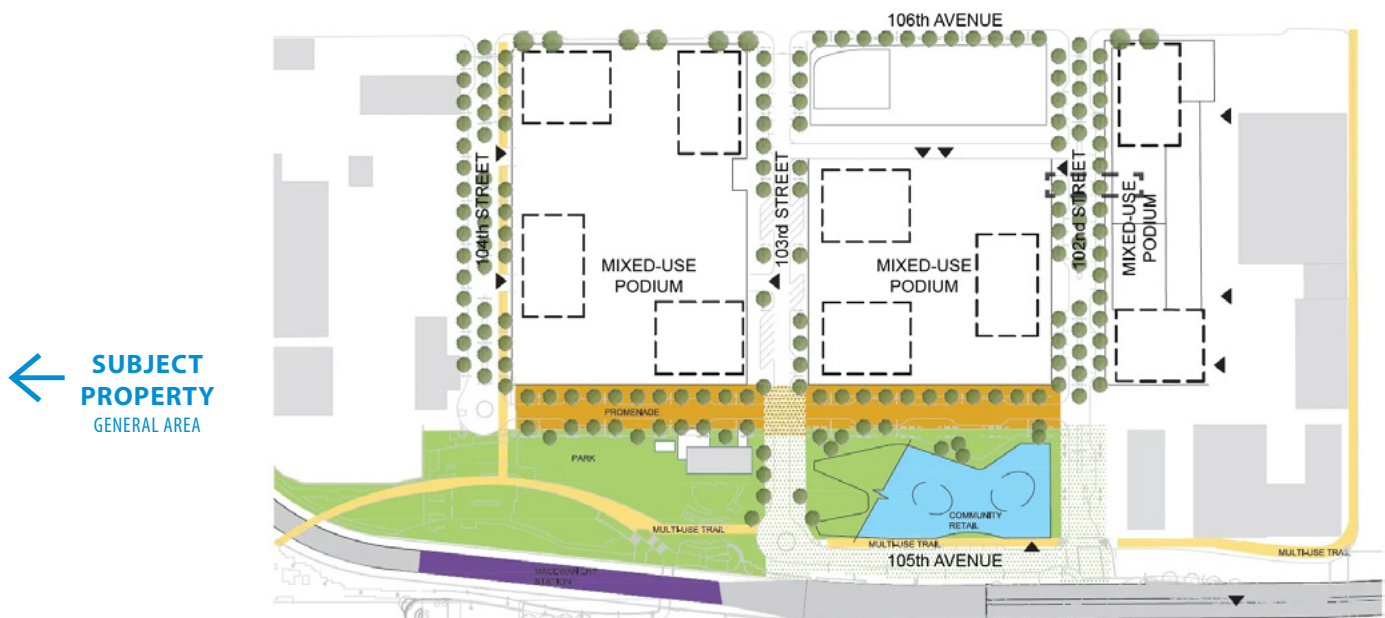


**READ FULL
ARTICLE**

The Katz Group has big plans to develop the area east and north of Rogers Place that could possibly see 12 high-rise towers join the downtown Edmonton skyline.

The current plan for Ice District Phase 2 would include 12 towers: three on the site of the shuttered Baccarat Casino and nine in the area between 105 and 106 Avenues and 101 and 105 Streets.

The site of the old casino is already properly zoned, according to Tim Shipton, senior vice-president for Katz Group/Oilers Entertainment Group (OEG), but approval from the city is needed to rezone the lands north of Rogers Place for the other nine towers.



Shipton said all 12 towers could have up to 4,000 residential units and range in height between 10 to 12 storeys and 40 storeys. There would be retail and commercial space in the first few levels of the towers; there would also be a public green space and pedestrian promenade in the development.

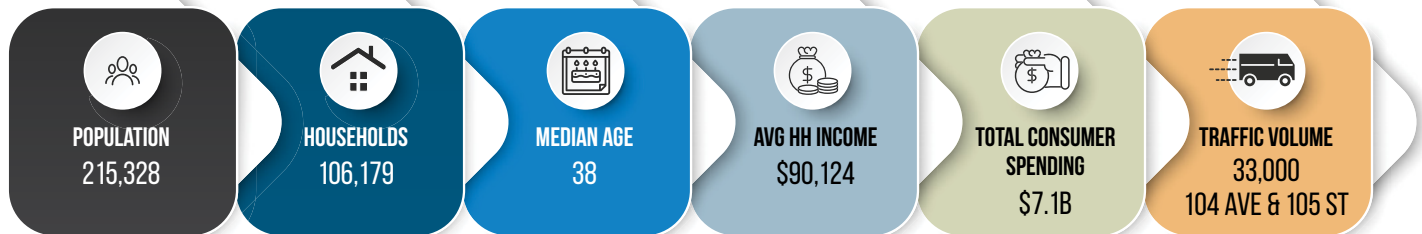
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Demographics within 5KM



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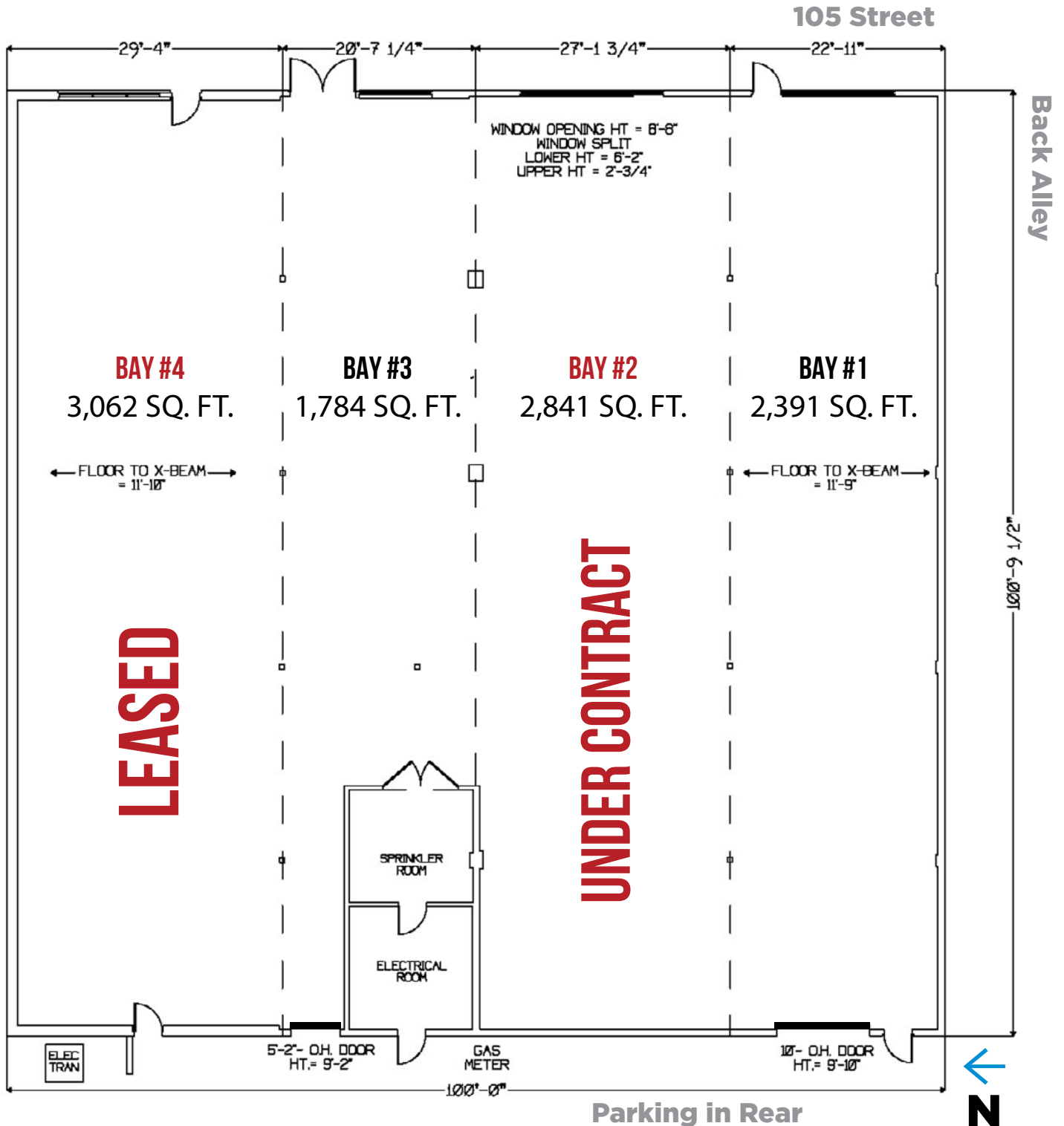
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Floor Plan



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Property Information

Municipal Address: 10510 - 105 Street NW, Edmonton, AB

Legal Address: Plan B3 Blk 5 Lot 236,237,238

Building Size: ±10,078 Sq. Ft.

Lot Size: ±15,015 Sq. Ft.

Bay Sizes: Bay #1 ±2,391 Sq. Ft.

Bay #2 ±2,841 Sq. Ft. **UNDER CONTRACT**

Bay #3 ±1,784 Sq. Ft.

Bay #4 ±3,062 Sq. Ft. **LEASED**

Parking: On-Site parking
+additional paid parking available

Power: 800 - 1200 amp TBC

Renovated: 2021

Loading: Rear Grade loading in Unit 1 & 3

Possession: Immediate

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Purchase Price: \$3,500,000.00

Op Costs: \$7.22/Sq. Ft.



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