

# FOR SALE 10909 96 Street Edmonton Alberta

OWNER OCCUPIER / INVESTOR OPPORTUNITY

Currently Fully Leased

EXCEPTIONAL ARCHITECTURAL RESTORATION  
Aesthetics Structural Electrical Mechanical



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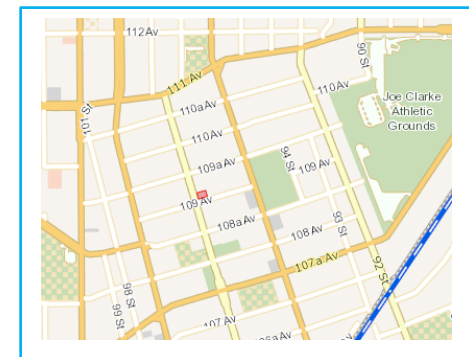
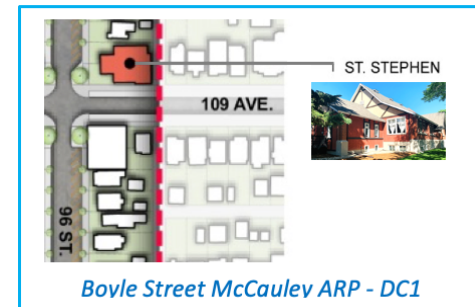
North American Realty Corp.  
2151, 10060 Jasper Avenue  
Scotia Tower II  
Edmonton, Alberta T5J 3R8

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## PROPERTY OVERVIEW

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<b>Property:</b>	Studio 96 / E3 Architecture
<b>Municipal Address:</b>	10909 96 Street NW Edmonton AB
<b>Legal Description:</b>	Lots 25 & 26; Block 32; Plan ND
<b>Location:</b>	Located in Edmonton's Little Italy the property occupies a prominent corner one block west of the Italian Centre
<b>Building:</b>	The property has been extensively renovated and converted from its previous use as a church to an events venue for Studio96, together with additional space for Studio96 expansion (currently offices for owner E3 Architecture Inc). The unique English Tudor Revival style brick and wood framed building with steeply pitched roof and brick buttresses has graced the McCauley neighborhood for over a century. Although not designated, this building is recognized as a historic resource within the City of Edmonton.
<b>Construction Date:</b>	Original Build 1914 – Restoration performed substantially between May 2017 to April 2019.
<b>Land Use Classification:</b>	<u>DC1 – Direct Control Zone (999)</u> - Purpose to provide businesses requiring locations with good visibility and accessibility <u>Boyle Street McCauley ARP - DC1 (Area 14)</u> Bylaw: 17917 (in part): To accommodate use...Religious Assembly (Sub Area 6. b xi.) ....and major renovations compatible in character of the unique visual identity of Church Street. Edmonton Zoning Bylaw 12800.
<b>Site Area:</b>	6,602 sq. ft., more or less
<b>Leasable Area:</b>	Total Area: 5,637 sq. ft. [per property owner E3 Architecture – interior measurements Main Floor Area: 3,229 sq. ft. - Lower Level: 2,408 sq. ft.
<b>Parking:</b>	On-Street Parking via parallel angle stall design
<b>Tenant Profiles:</b>	<b>E3 Architectural Inc.</b> Architectural firm Web Site: <a href="https://e3architecture.com">https://e3architecture.com</a>  <b>Studio96</b> Events Planner, Weddings, Parties, Conferences, Performances Web Site: <a href="https://studio96.ca">https://studio96.ca</a> \$95,000/ year - Operating as Gross Leases
<b>Estimated Net Income:</b>	Leases to be finalized as part of a sale
<b>Lease Detail:</b>	Studio96 Occupies: 4,438 sq. ft. E3 Architecture Occupies: 700 sq. ft. Common Area Occupies: 1,199 sq. ft.
<b>Sale Price:</b>	\$1,750,000







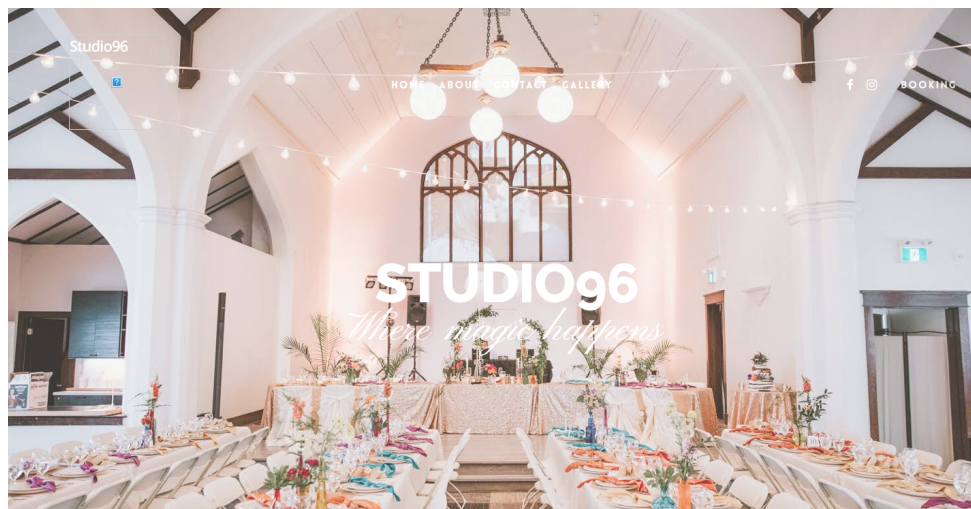
When you combine a gorgeous historic building with a team of talented people, propelled by a vision of inspiration...

*...Magic Happens!*

Studio96 – formerly St. Stephen’s Anglican Church – was a historic landmark on 96 Street, also called „Church Street“. As the building was ordered to be demolished, Architects Ernst von Meijenfeldt and Eugene Silva had a flash of inspiration. They gathered resources and purchased the object, not knowing exactly what lays ahead. Soon they began renovations, applying their creative flair for design.

Founders of E3 Architecture, the partners moved their firm’s office into the church. Then, the event planner Diana Harrison entered the scene. Together, the trio transformed Studio96 into what it is today – a magical and inspiring venue in the heart of downtown Edmonton.

Studio96 is proud to contribute to the revitalization of the McCauley district. Rather than tearing down a historical structure, resources were joined with creative vision to bring more vibrancy to this culturally diverse neighborhood. Now the old and new walk hand in hand – with a historically structured building turned into a modern event space.



Formerly St. Stephen’s Anglican Church, a historic landmark on 96 Street was scheduled to be demolished when E3 Architecture acquired to preserve the property.

E3 applied their creative flair for design and along with the vision of Studio96 transformed the building structurally, mechanically, and aesthetically.

Today it is a magical and inspiring venue in the heart of Edmonton contributing to the revitalization of the McCauley district.





AREA	MAIN	LOWER	TOTAL
E3 Arch.		700	700
Studio96	2,900	1,538	4,438
Common Area	329	870	1,199
<b>Total</b>	<b>3,229</b>	<b>2,408</b>	<b>5,637</b>



## BUILDING IMPROVEMENTS by E3 Architecture - May 2017 to April 2019

### NEW MECHANICAL / ELECTRICAL SYSTEMS

- WIFI Connected Thermostats
- Heat Recovery Ventilation
- Fire Rated Mechanical Room
- Drainage Plumbing Systems
- Water Storage & Pressure System
- Direct Vent High Efficiency Water Heating
- Washroom Facilities with 6 Toilets, 4 Vanities (Capacity Up To 200-Person Event)
- Fire Alarm System
- Dimmable LED Stage Lighting.
- Exit Signage / Emergency Lighting
- Electrical Systems Replaced / Expanded  
20A Outlets Main Hall (Multimedia Demands)



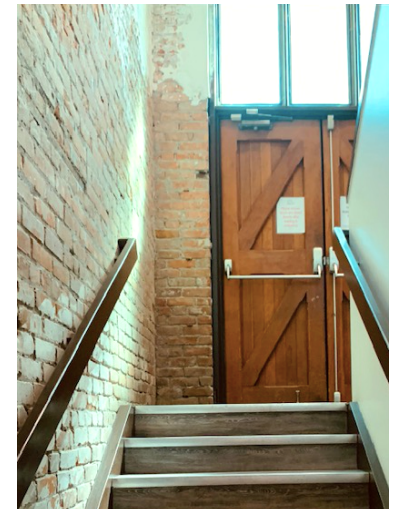
### MAIN FLOOR

- New Storage Area
- New Wet Bar for Events Catering
- Events Catering Room (Facilitates Events Servicing)
- Built-In Projection Screen (Photo Presentation)
- Motorized Projection Screen (Slideshows / Movies)



### ADDITIONAL IMPROVEMENTS

- Repair & Repoint Exterior & Interior Masonry Walls
- Replace 14 Basement Windows
- Paint Exterior Trim
- Replace Porch / Stairway
- Reconstruction of Rear Exit Stairways / Landing
- Replace 8'x4' Front Entry Door
- New Fire Rated Doors @ Basement Exit Stairs
- Replace Basement Ceilings
- Upgraded Decorative Chandeliers
- Existing Windows Refurbished, Caulked & Repainted (Interior & Exterior)



**2020 Work:** Main Hall Ceilings Replastered Painted

**2022 Work:** Interior Ceilings in Fire Resistant Acoustic Panels.  
New Luxury Vinyl Flooring Foyer & Stages.