



FOR SALE

# Gibbard Block

6423 112<sup>th</sup> Avenue

Edmonton, Alberta



# The Gibbard Block: *iconic historical landmark*, where charming 20<sup>th</sup> century architecture seamlessly blends with sophisticated modern enhancements.

Originally constructed in 1912 as a high-end retail and residential building, the Gibbard Block was reimagined through a *reconstruction* completed in June 2019. Every system, including mechanical, electrical and plumbing, was rebuilt from the ground up, while preserving the irreplaceable character of its 113-year-old façade. The structure and foundation were *substantially reconfigured*, with original timbers carefully laminated and preserved, and the building's *core systems* upgraded to modern standards including *new boilers, roof, and storefronts*, as well as completed *environmental abatement* and *brick repointing*. Since its reactivation, the Gibbard Block has established itself as the heart of the Highlands community; a once dormant site now drawing hundreds of unique visitors each day. Its curated mix of wellness, retail, office and lifestyle offerings has created deep connections with the surrounding neighborhood, reinforcing its role as a true *community hub*. Surrounded by some of Edmonton's earliest historic homes and vibrant local businesses, this property offers a rare opportunity to own a completely re-engineered asset with timeless character in one of the city's most desirable locations.



## SALIENT FACTS

### CIVIC ADDRESS

6423 112th Avenue, Edmonton, Alberta T5W 0N9

### LEGAL DESCRIPTION

Lot A, Block 23, Plan 7190ET

### ZONING

Direct Development Control Provision - DC1 (18583)

### PROPERTY TYPE

Three storey mixed use, commercial & residential building. The main floor consists of two commercial spaces currently operating as a liquor store and a restaurant. The second floor is shared office space & third floor has furnished residential suites intended for short-term rental. The basement provides a private bar and dining room, staff room and storage. Additionally, there is a rooftop patio that is operated by the main floor restaurant tenant.

### LAND AREA

4,573 SF

### TOTAL BUILDING AREA

Main Floor: ±3,540 SF

Second Floor Office: ±3,434 SF

Third Floor Residential / Air Bnb: ±3,434 SF

Roof Top Patio: ±1,012 SF

Basement: ±3,539 SF

**Total Area: ±14,959 SF**

### YEAR CONSTRUCTED

1912

### YEAR RECONSTRUCTED

2019

### PARKING

Street parking & public transit access steps away

# The heart of the *Highlands*



## ROOF TOP PATIO

A beautifully restored stairwell, gracefully running the entire height of the structure, offers access to a charming rooftop balcony that spans 1,012 square feet. This serene outdoor retreat, exclusively enjoyed by the restaurant customers, is outfitted with picnic benches and umbrellas, providing an inviting perch to take in sweeping views of the Highlands community and the city skyline. It is a perfect harmony of old-world charm and contemporary leisure, offering both a peaceful escape and a unique vantage point.



## VINTAGE SPEAK EASY

The reconfiguration of this iconic historic property included a complete reimagining of the basement level, now transformed into a highly functional and character-rich extension of the restaurant above. Spanning 3,539 square feet, the lower level features a private bar and dining space that captures a warm, intimate atmosphere for guests. It also includes a dedicated staffroom, well-equipped meal prep areas, and generous storage that supports both restaurant operations and the broader building tenancy. A newly installed accessibility lift provides full wheelchair accessibility across all levels, ensuring inclusive access without compromising the building's vintage charm.

## *Gibbard Block Reimagined*

This iconic building serves as a centerpiece to the thriving Highlands community. In June 2019, the owners completed a \$3.3M comprehensive structural intervention & restoration project aimed at preserving the buildings historic essence while bringing every system & surface up to modern standards. The project was ambitious, reaching from foundation to rooftop & everything inbetween. The buildings structure & systems were substantially reconfigured & reinforced to ensure long-term integrity.

## COMMUNITY REVIVAL THROUGH RECONSTRUCTION

The Gibbard Block was fully reimagined through a meticulous, ground-up reconstruction completed in 2019. All major system were replaced, and the structure was significantly reconfigured to meet modern standards while honoring its 1912 heritage. Today, the building serves as a vibrant anchor in the Highlands community, drawing hundreds of daily visitors for wellness services, dining, retail, office and professional offerings. This transformation has not only secured the building's long-term functionality, but re-established it as a vital hub of local activity and connection.



# Location & Site Overview

## LOCATION OVERVIEW

The Highlands neighborhood is a charming and historic residential area located in east-central Edmonton, offering a unique blend of old-world character and modern-day convenience. As one of the city's oldest communities, the Highlands boasts a rich history, with many heritage homes dating back to the 1940's. The neighborhood is bordered by 67 Street to the west, 118 Avenue to the north, 50 Street to the east, and Ada Boulevard to the south, providing easy access to key parts of the city while maintaining a peaceful and established atmosphere. Known for its spacious lots and mid-century architecture, the community exudes an undeniable sense of timelessness, with tree-lined streets that offer a canopy of shade and a serene, park-like feel. Highlands is predominantly composed of single-family homes, many of which have been meticulously maintained, offering a sense of pride and belonging among the residents. The neighborhood's prized location near Edmonton's scenic river valley and the prestigious Highlands Golf Course enhances its appeal, providing residents with easy access to walking trails, green spaces, and recreational amenities just a short stroll away. Highlands has become highly coveted, making it a neighborhood where both old and new generations live side by side. Scattered throughout the community, local businesses serve the residents' needs while enhancing the area's sense of local commerce and community presence. The Highlands neighborhood offers a distinctive living experience that is cherished by its residents and admired by all who visit.

# Exterior Gallery



# Interior Gallery



Second floor lobby

Main floor restaurant tenant

Shared office space

Bathrooms

Basement speakeasy

Bachelor suite

Liquor retailer

Colliers

ASKING PRICE

\$5,250,000

FOX BURGER

HIGHLANDS LIQUOR

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2025. All rights reserved. Colliers Macaulay Nicolls Inc.

## OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. For access to Colliers' virtual data room, please complete and submit a completed confidentiality agreement and disclosure documents ("CA") to the listing agents. Access will be provided to interested parties upon receipt of an executed copy.

### Raymond Townsend

Senior Vice President  
Multi-family | Personal Real Estate  
+1 604 671 3340  
raymond.townsend@colliers.com

### Rick Argue

Senior Vice President  
National Investment Services  
+1 780 969 2997  
rick.argue@colliers.com

### Mark Basi

Senior Associate  
Investment Sales  
Independent Contractor  
+1 780 420 6260  
mark.basi@colliers.com

### Taylor Shukalak

Associate  
Investment Sales  
+1 780 903 7442  
taylor.shukalak@colliers.com

### Perry Gereluk

Vice President  
Valuation and Advisory Services  
+1 780 969 2979  
perry.gereluk@colliers.com