

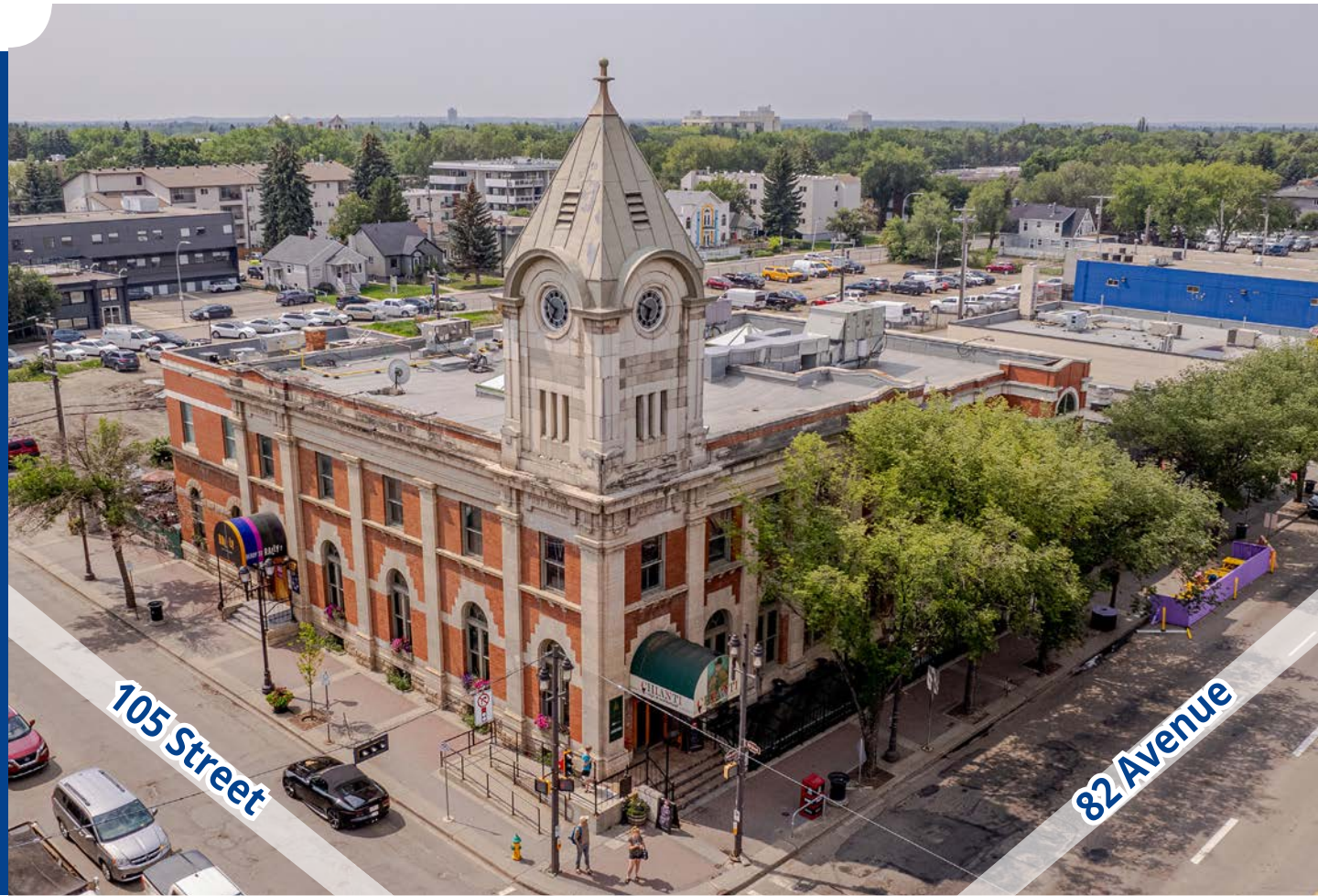
The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

For Sale

Strathcona Public Building

10505 82 Avenue, Edmonton, AB

Located in one of Edmonton's trendiest neighbourhoods



The Property

Constructed between 1911 to 1913, Strathcona Public Building is of historic architectural importance as a primary example of federal public buildings in Western Canada and has contributed to Edmonton's prestige when the area was first recognized as a city. The building consists of three floors; the main floor is leased to a long-term tenant, the second floor is currently vacant, fully built-out, and fixtured while the basement is a shell space. The premise is a well-known cultural landmark of the city to this day.



Property Specifications

| | |
|----------------------------|----------------------------------|
| Legal Address | Block 63, Lot 1 - 3, Plan I |
| Municipal Address | 10505 82 Avenue NW, Edmonton, AB |
| Zoning | General Business (CB2) |
| Sale Price | \$7,250,000.00 |
| Property Tax (2023) | \$115,171.22 |
| Building Size | 17,412 SF |
| Main Floor | 6,035 SF |
| Second Floor | 6,785 SF |
| Basement | 4,592 SF |





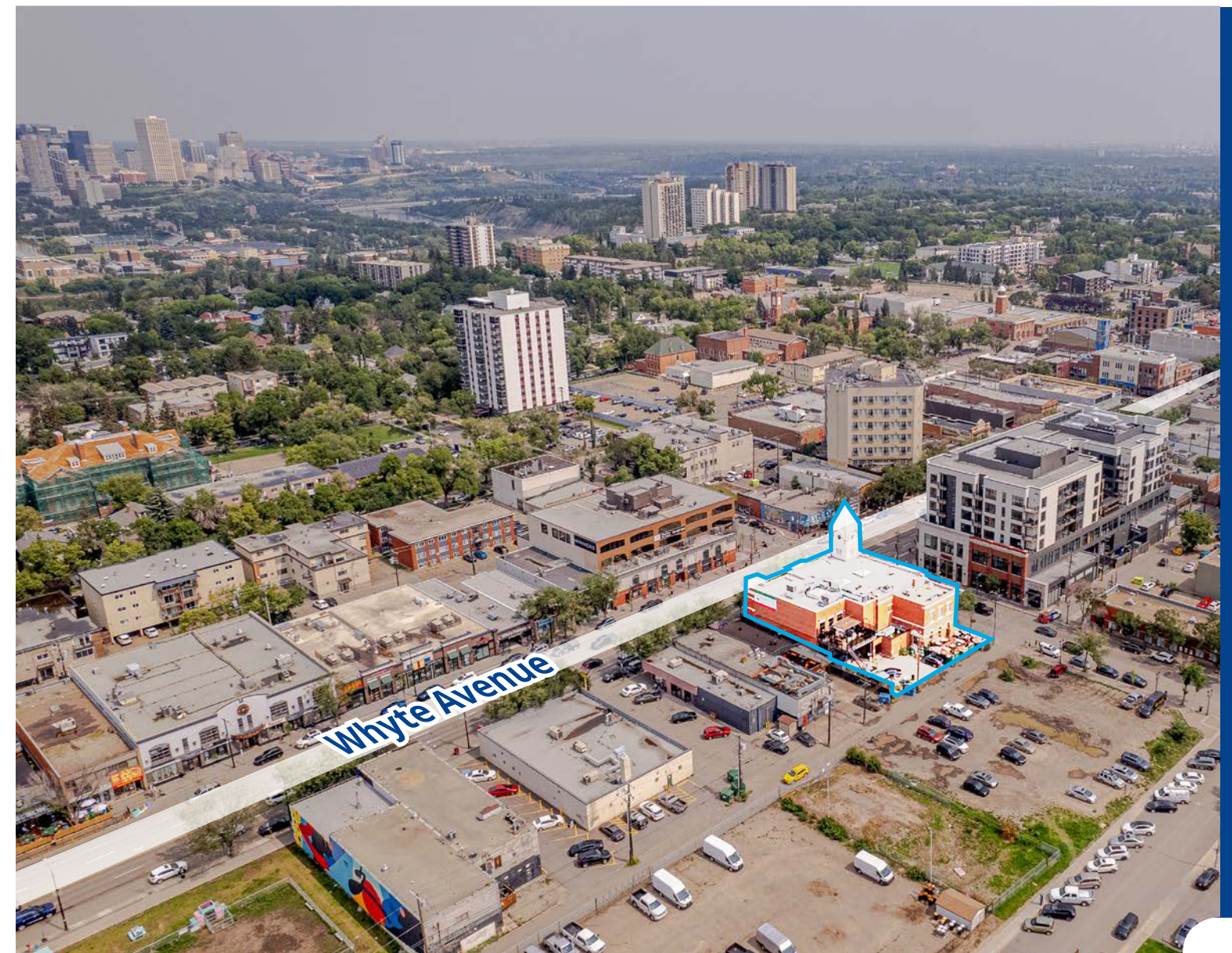
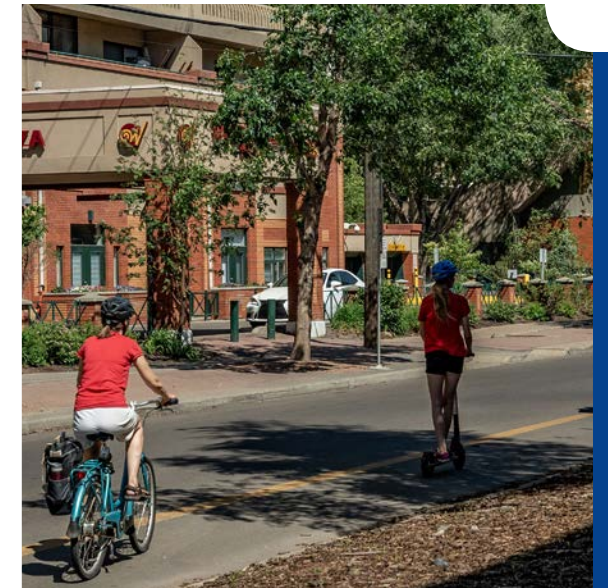
Chianti Café

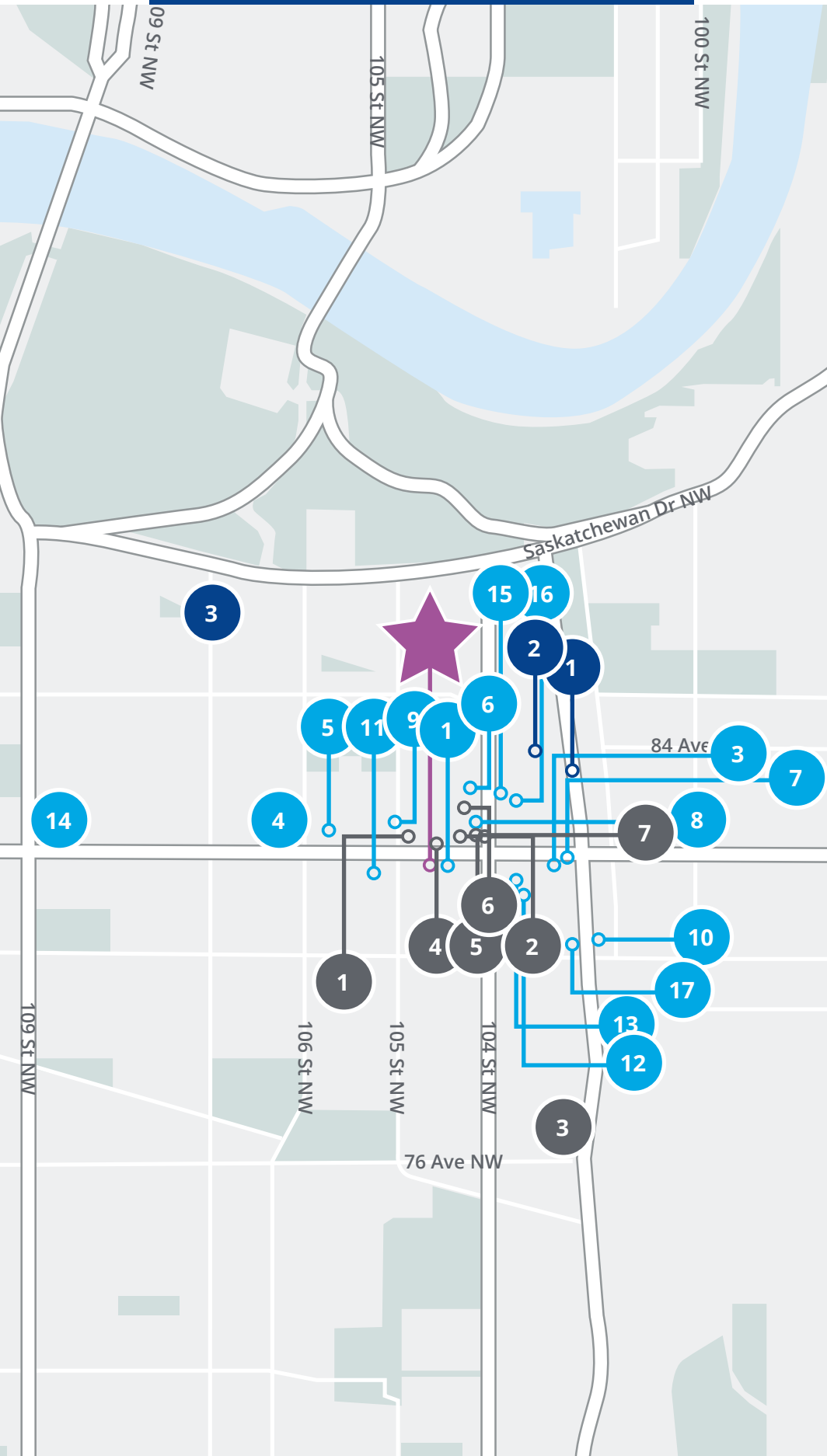
Known as the local favourite Italian restaurant, Chianti Café occupies the Strathcona Public Building's first floor. Established in 1983, Chianti serves every meal fresh and is conveniently located for a business lunch or a quick bite before an evening show. Chianti strives to be actively involved in the community and, as a long-term tenant, will continue to lease the premise.



Whyte Avenue

82 (Whyte) Avenue is well renowned for its historic buildings and youthful spirit making it one of Edmonton's most popular streets. It is home to Edmonton's arts and cultural community, unique local boutiques, as well as various food and drink options ranging from restaurants to cafes for both meat and vegetarian lovers alike. With numerous clubs and pubs, Whyte Avenue is also a hotspot for nightlife. Near to the University of Alberta, students can safely walk to Whyte Avenue and the Strathcona Public building.





Nearby Amenities

Restaurants

- 1 Remedy Cafe
- 2 The Black Dog Freehouse
- 3 Hudsons Canada's Pub
- 4 O'Byrne's Irish Pub
- 5 Beercade
- 6 Julio's Barrio Mexican Restaurant
- 7 Leopold's Tavern
- 8 Malt & Mortar
- 9 Freshii
- 10 MKT Fresh Food | Beer Market
- 11 Tim Horton's
- 12 The Pint Whyte
- 13 Fuwa Fuwa Japanese Pancakes
- 14 Boston Pizza
- 15 The Next Act
- 16 MEAT
- 17 Cook County Saloon

Shopping

- 1 Winners
- 2 Gravity Pope
- 3 Unite Source for Sports
- 4 When Pigs Fly
- 5 Wildrose Vintage
- 6 Blackbyrd Myoozik
- 7 Bamboo Ballroom

Points of Interest

- 1 Old Strathcona Farmer's Market
- 2 Fringe Theatre Arts Barns
- 3 High Level Bridge Streetcar

Transportation Score



Bike
97



Transit
58



Walk
96

Drive Times

Downtown Edmonton University of Alberta

- Drive (5 min.)
- Bike (10 min.)
- Bus (15 min.)
- Walk (34 min.)
- Drive (5 min.)
- Bike (6 min.)
- Bus (4 min.)
- Walk (19 min.)

The Demographics

Total Population 1 km Radius

| | |
|------|--------|
| 2022 | 14,335 |
| 2027 | 16,566 |
| 2032 | 19,060 |

Average Household Income

| | |
|------|-----------|
| 2022 | \$90,971 |
| 2027 | \$114,145 |
| 2032 | \$142,594 |

Median Age

| | |
|------|------|
| 2022 | 33.6 |
| 2027 | 35.2 |
| 2032 | 36.8 |

Total Population 2 km Radius

| | |
|------|--------|
| 2022 | 40,845 |
| 2027 | 46,384 |
| 2032 | 51,696 |

Average Household Income

| | |
|------|-----------|
| 2022 | \$100,725 |
| 2027 | \$120,305 |
| 2032 | \$144,203 |

Median Age

| | |
|------|------|
| 2022 | 33.6 |
| 2027 | 35.2 |
| 2032 | 36.8 |



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