

QUEST BUILDING INVESTMENT



RETAIL CONDOS FOR SALE

High Exposure

Rogers Place

MacEwan University

Ice District

Downtown Edmonton

Corner 104 AVE and 105 ST NW

Two retail condo units for sale. One tenant has been there 10 years and has 8 - year term remaining. Other tenant is about to sign with term. Perfect for a new investor.

Cal Halasz

Commercial Sales

RE/MAX Real Estate

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Walk Score **96** Transit Score **86** Bike Score **91**



RE/MAX Real Estate is pleased to present the opportunity to acquire this owner/user retail commercial property in the Quest Building on 104 Ave. and 105 St. in the heart of Ice District.

The Vendor has information that has been obtained from various sources considered reliable. Neither the Vendor nor RE/MAX Edmonton Ltd. make any representations, declarations or warranty, expressed or implied, as to the accuracy or completeness of the information or statements contained herein

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- **Project:** Rogers Place and Ice District completed
- **Arena Opened:** For the 2016 hockey season
- **Significance:** Largest mixed-use sports and entertainment area in Canada
- **Area:** Revitalizes 25 acres from 101 to 104 Streets, and 103 to 106 Avenues
- **Phase 1:**
 - 1.3 million square feet of office space
 - Over 1,000 residential units
 - 215,000 square feet of retail space
- **Phase 2 Plans:**
 - 12 towers to be built
 - 3 on former Baccarat Casino site
 - 9 between 105 and 106 Avenues, 101 and 105 Streets
 - Aims for 4,000 new residential units in future years



This is an excellent opportunity for an owner/user or first time investor to acquire their own property in the hottest location in Edmonton.