



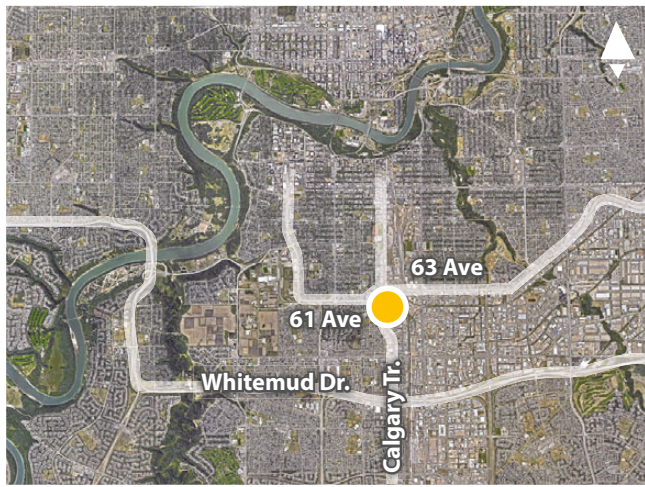
**FULLY
LEASED**

**PRICE
ADJUSTMENT**

BUILDING AND SITE FOR SALE

**6107 104th Street
Edmonton**

- » Investment opportunity.
- » Long term lease in place.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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dgrinde@barclaystreet.com



LOCAL EXPERTISE MATTERS

CELEBRATING

50 YEARS

1973-2023

THE OFFERING

- » This offer is a real estate offering, not an offering for the business within.
- » Fully leased with long term lease in place
- » The Tenant has exclusive use of the furniture, fixtures & equipment (FF&E) within their premises.
- » The Tenant has use of the second floor offices.
- » The Tenant self-maintains the property.

PROPERTY INFORMATION

MUNICIPAL ADDRESS:
6107 104 Street, Edmonton, AB

LEGAL DESCRIPTIONS:
Lot 11A, Block 79A, Plan 0120197
Lot 10A, Block 79A, Plan 0120197

ZONING: CB2

RENOVATION:
» Fully renovated in 2010
» Further interior upgrade – Summer 2023

BUILDING AREA:
Main floor total: 20,262 sq. ft.
Second floor: ~3,100 sq. ft.

RENTABLE AREA:
20,262 sq. ft.

SITE AREA: 1.9 acres

PARKING:
» 130 on-site stalls
» 33 additional stalls on adjacent site.

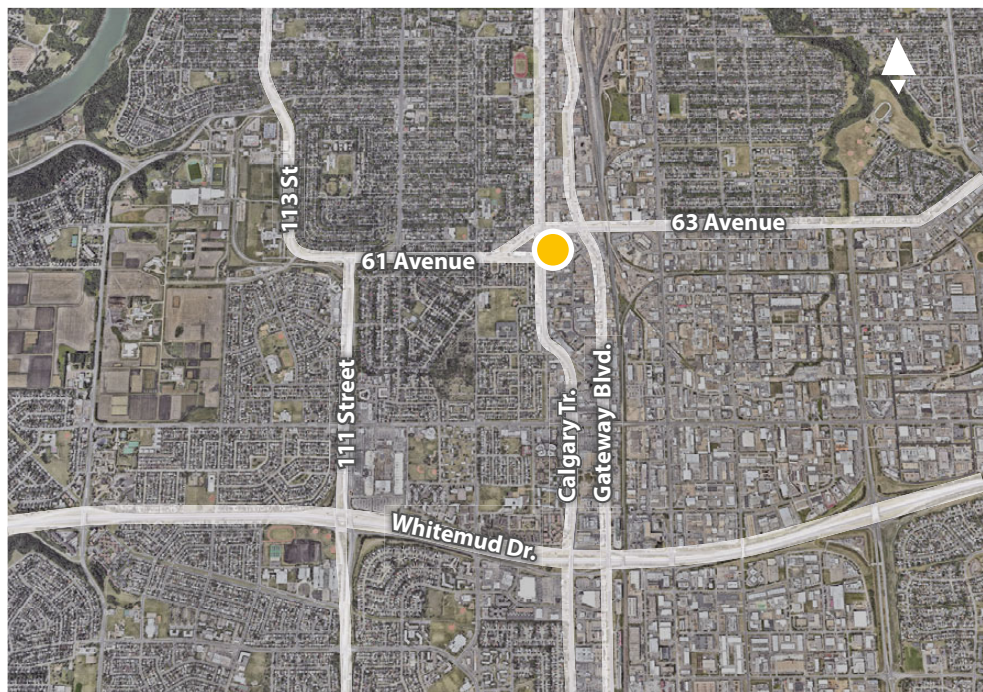
FINANCIAL INFORMATION

FINANCING:
Free and Clear

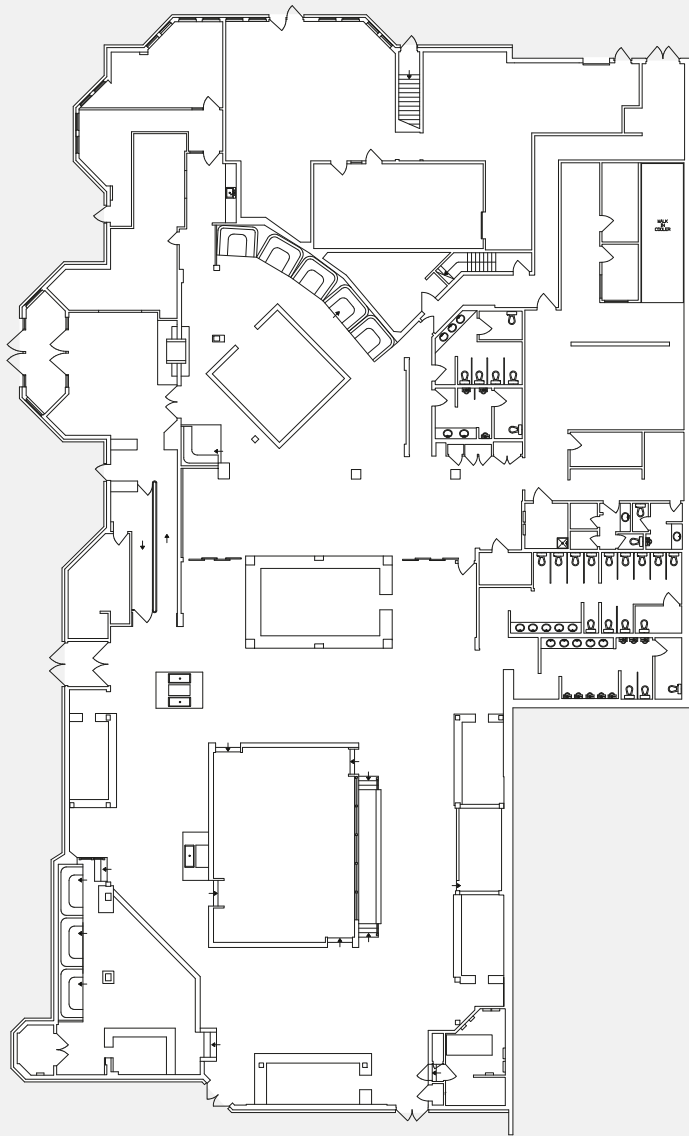
TENANCY:
Fully leased to Midway Music Hall

NET RENT:
Available with Non-disclosure Agreement

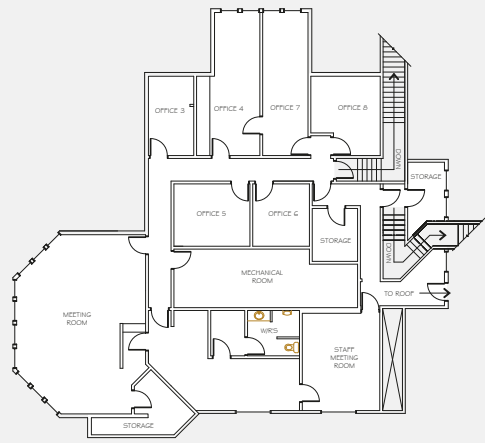
ASKING PRICE:
\$5,750,000 \$5,350,000 **PRICE ADJUSTMENT**



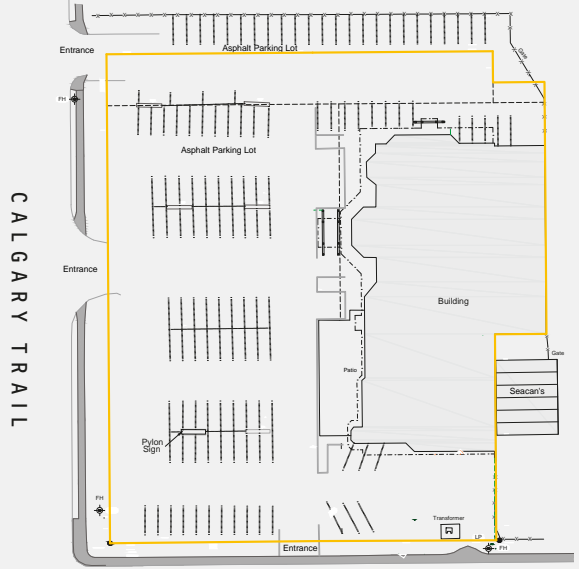
MAIN FLOOR



2ND FLOOR



SITEPLAN



Floorplans to be verified. Subjects to change.

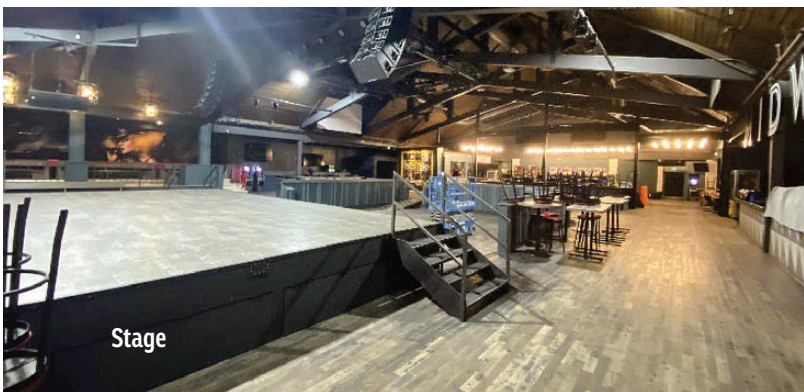
61 AVENUE NW



Bar



Restaurant



Stage



Kitchen



Midway Music Hall is Edmonton's premier live venue and event space. Concerts with the top music artists, special events with the best DJs, and everything in between!

midwaymusichall.com



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