

**10927 / 10939 – 101 STREET,  
EDMONTON AB**



**ASKING PRICE:  
3,500,000**

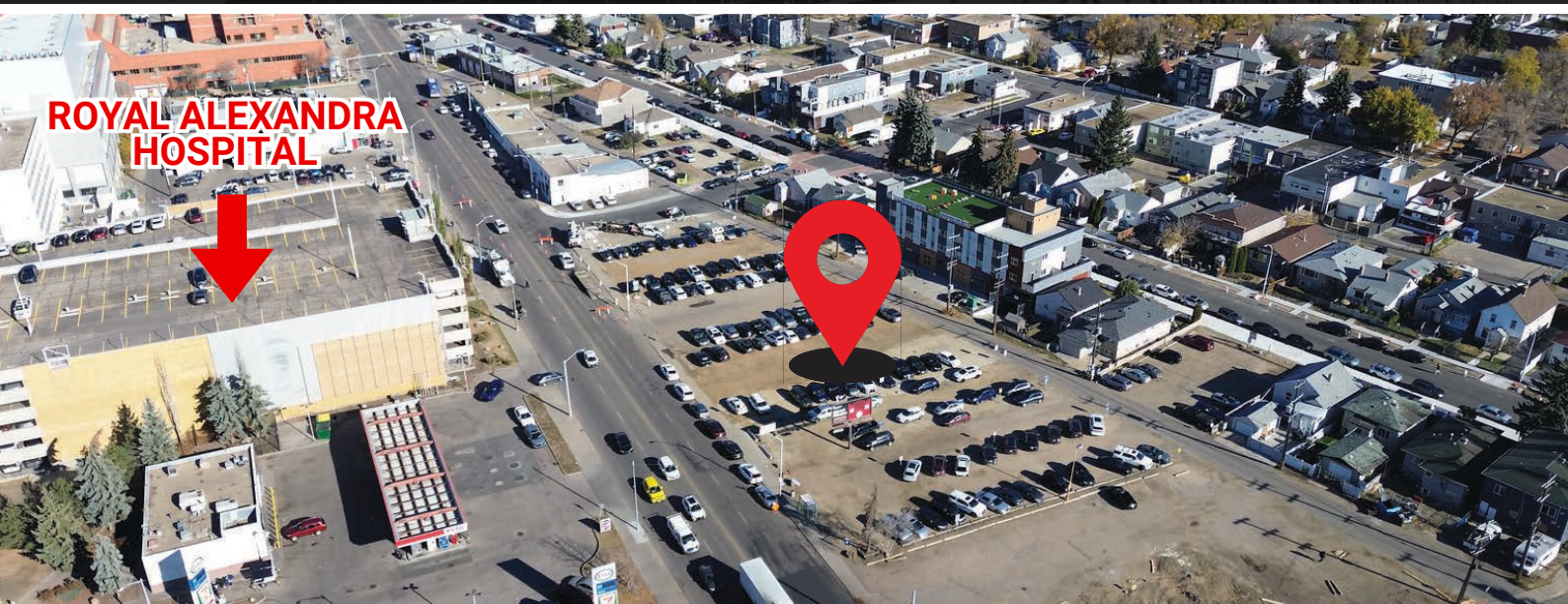
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**COMMERCIAL**

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**LONG TERM STAY, STORAGE AND RETAIL**



# POINTS OF INTEREST:



## Proximity to Amenities:

- Proximity to Royal Alexandra Hospital and downtown core
- Medium density commercial retail/residential mixed or Hotel redevelopment potential
- Existing annual gross income of \$80,000 plus
- Tenant leases expires 2022 30,823 sq. ft. site
- Excellent exposure along 101 street Over
- 23,228 vehicle per day Population exceed
- 78,000 within 3 Km Close proximity to LRT station Within 5 minutes to Roger's Place,
- City Centre Mall, Kingsway Mall, Royal
- Alexandra Hospital and Glenrose
- Rehabilitation Hospital



# POINTS OF INTEREST:



## Why Invest Here?

This site's **combination of size, location, and zoning flexibility** makes it a premier infill redevelopment opportunity. Ideal for:

- Mid-rise residential or mixed-use developments
- Medical or professional office spaces
- Boutique hotel or short-term rental concept
- Retail or commercial plaza serving the growing downtown and hospital corridor

**With Edmonton's downtown revitalization** and strong demand for urban housing and services, this property presents a strategic investment with exceptional long-term upside.





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## Property Highlights

- Prime Location: Steps from Royal Alexandra Hospital, Kingsway Mall, and the Downtown Core
- Land Size: 30,823 sq. ft. site (approx. 0.71 acres)
- Zoning Potential: Medium-density commercial retail, residential mixed-use, or hotel redevelopment
- Income-Producing: Existing annual gross income of \$80,000+ with active tenancies
- Exposure: High-visibility corner with over 23,000 vehicles per day along 101 Street
- Transit Access: Within walking distance to LRT Station, bus routes, and major roadways
- Population Density: Over 78,000 residents within 3 km, ensuring consistent foot and vehicle traffic
- Nearby Landmarks:
  - Rogers Place & Ice District – 5 minutes
  - City Centre Mall – 5 minutes
  - Kingsway Mall – 5 minutes
  - Royal Alexandra & Glenrose Hospitals – 2 minutes

 **WATCH NOW**

**#201, 6043 ANDREWS WAY SW**  
**EDMONTON, ALBERTA, T6W 3S9**

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