

10130 107 Av NW



Presented by
Million Dollar Realty

10130 107 Av NW, Edmonton, AB T5H 0V5



Price: \$45.00 /SF/YR

Secure a turnkey, licensed, 3,600 sq. ft. nightlife venue located in Edmonton's high-traffic growth corridor, just steps from Rogers Place Arena and the Ice District. This is a massive revenue opportunity, capturing pre- and post-event crowds from guaranteed surge traffic and drawing from a dense urban neighbourhood with over 250,000 residents. The space is move-in ready, already equipped with existing restaurant licensing, a full commercial kitchen, bar, walk-in cooler/freezer, and seating for 80, allowing you to bypass costly build-outs and start operating immediately. Benefit from high visibility with 16,000 daily passing vehicles and recent infrastructure upgrades like a new roof and serviced AC, minimizing risk and maximizing profit potential from day one.

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10130 107 Avenue NW offers 3,600 SF of turnkey commercial space in downtown Edmonton, ideal for restaurant, event, or retail use with full licensing. Features include a large commercial kitchen, bar, walk-in cooler and freezer, 80-seat capacity, and abundant natural light through expansive windows. Recent upgrades include a new roof, serviced AC units, enhanced security, and a hands-on landlord ensuring exceptional property maintenance. Steps from Ice District and Rogers Place, 10130 107 Avenue NW benefits from strong visibility, pedestrian flow, and 16,000 daily passing vehicles. Surrounded by hospitals, schools, and shopping, with convenient access to transit, new infrastructure, and vibrant downtown amenities. Located in a high-density neighborhood with 250,000 nearby residents and CAD \$9.3B in annual spending, ideal for thriving urban businesses.



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Diverse Tenant Mix

Major Tenant Information

Tenant	SF Occupied	Lease Expired
107 Convenience Store	-	
Culture Injera Biddeena	-	
Hormuud Business Centre	-	May 2027

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Renovated Infrastructure

Listing space

1st Floor Ste 10130
107 Avenue

Space Available	3,600 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Restaurant space with commercial kitchen, walk-in freezer, and bar for lease near Rogers Place arena.

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Property Photos



Move-in-Ready Bar



Open Layout

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Property Photos



Capacity for Over 80 Guests



Ideal Event Space

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Property Photos



Fixtured Restaurant | 3,500 Square Feet



Mini Bar

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Property Photos



Update Bathrooms



Commercial Kitchen

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Property Photos



Set Within a High-Density Urban Neighborhood



Unmatched Exposure and Accessibility

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Property Photos



Near the Ice District and Rogers Stadium

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Location

