

FOR SALE

NAI Commercial

TIPTON BLOCK - OWNER/USER INVESTMENT OPPORTUNITY



PRICE  
REDUCED  
NOW \$2.5M

10357 WHYTE AVENUE | EDMONTON, AB | OFFICE/RETAIL

### PROPERTY DESCRIPTION

- Fantastic opportunity to own a 12,175 sq.ft. character retail/office building along Whyte Avenue.
- 2-storey building demised into 6 tenant spaces. Building has partial occupancy giving potential to an owner/user looking to occupy or an investor to lease up vacant spaces.
- All units including common areas have been renovated within the last 5 years.
- Building recently underwent upgraded façade, as well as upgrades to HVAC.



### OLD STRATHCONA

- › Join over 600 businesses in Edmonton's #1 social, arts, and entertainment districts.
- › Whyte Ave is Edmonton's highest pedestrian traffic retail district.

#### RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com

#### CHAD GRIFFITHS

Partner  
780 436 7414  
cgriffiths@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

**ADDITIONAL INFORMATION**

VACANT UNITS	SIZE
Suite 200	2,183 sq.ft.
Suite 300	2,183 sq.ft.
Suite 310	1,130 sq.ft.
Basement	2,873 sq.ft.
TOTAL BUILDING SIZE	12,175 sq.ft.±
ZONING	DC1
LEGAL DESCRIPTION	Lot 13A, Block 61, Plan 5144NY
PARKING	3 stalls at rear
SITE/YARD SIZE	4,359 sq.ft.
PROPERTY TAXES	\$77,386.72 (2022)
SALE PRICE	<del>\$2,800,000</del> <b>Reduced to \$2,500,000</b>



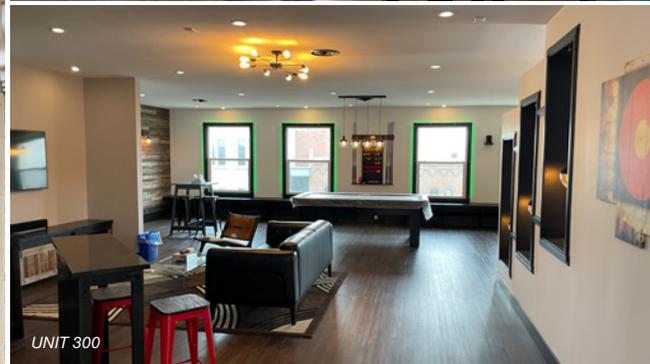
COMMON AREA



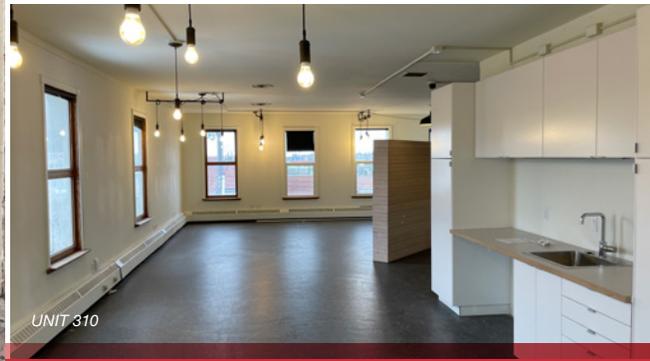
UNIT 200



UNIT 300

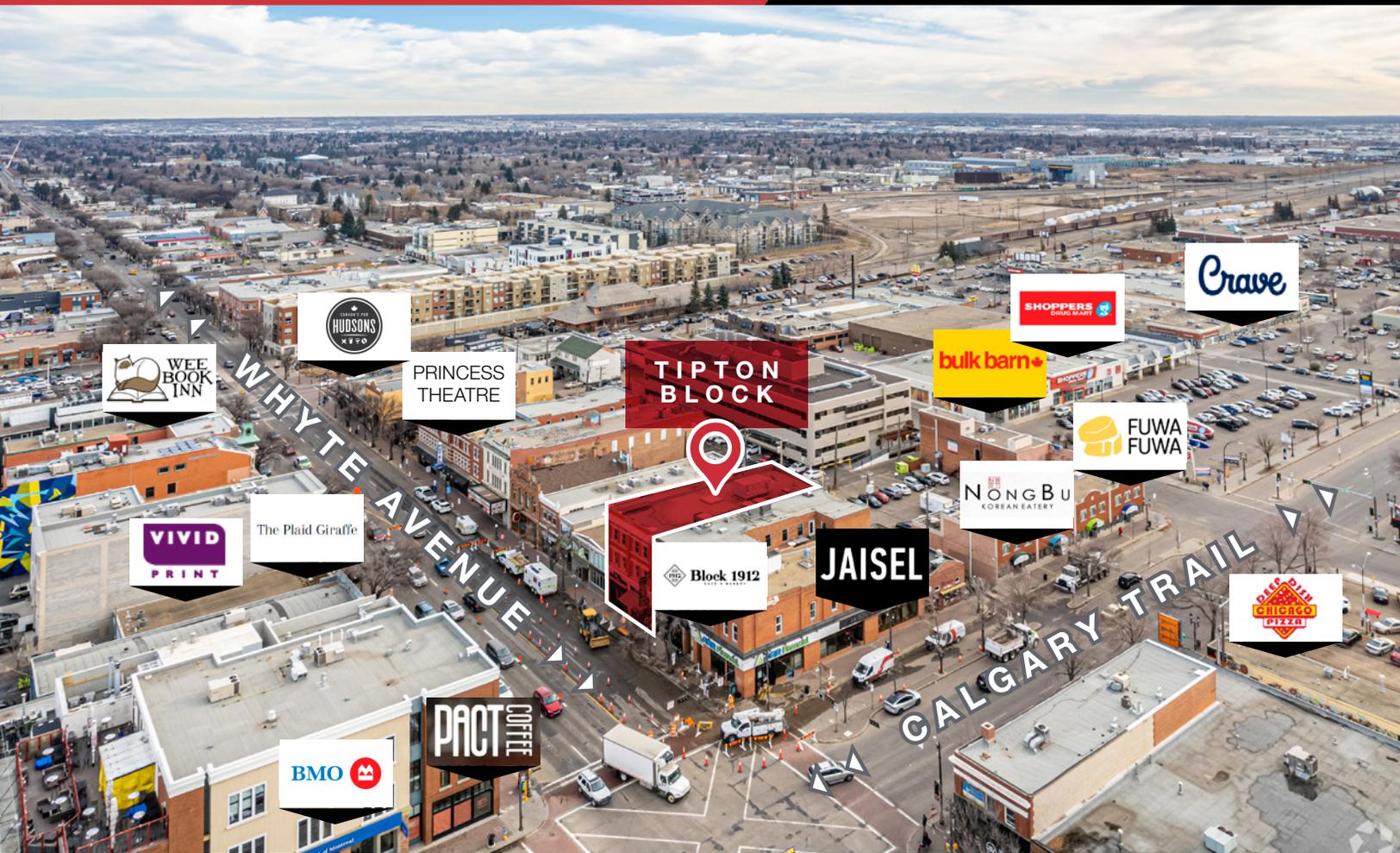


UNIT 300



UNIT 310





28,247 VPD  
82 AVENUE & CALGARY TRAIL



192,766  
POPULATION



2.4%  
ANNUAL GROWTH 2022 - 2032



169,053 EMPLOYEES      9,643 BUSINESSES



\$8.8B  
TOTAL CONSUMER SPENDING

\*2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

The Tipton Block was built in 1911 for R.A. Hulbert, a local businessman. The building was sold in 1912 to J.G. Tipton & Sons, Strathcona's oldest real estate firm. John Gaddis Tipton, the firm's principal, was a lawyer and alderman who promoted the amalgamation of the Cities of Edmonton and Strathcona in 1911.

The main floor was used for commercial purposes while the second and third floors contained offices. Tipton Block was a restoration project of the Old Strathcona Foundation. It was re-opened with historic designation on October 4, 1979.

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