

SOPER BUILDING

2 UNITS LEFT



AICRE
COMMERCIAL



FOR LEASE

SOPER BUILDING PROPERTY DETAILS

10519 114 Street NW, Edmonton, AB
11330 105 Avenue NW, Edmonton

Neighbourhood features:



PROPERTY DETAILS

Available Space:	10519 114 Street NW, 2,480 SF (+/-) 11330 105 Avenue NW, 2,303 SF (+/-)
Legal:	Plan B4, Block 13, Lot 185/186/187
Zoning:	DC1
Parking:	Surface and Street
Possession:	Immediate
OP Costs:	\$9.33 / SF

PROPERTY HIGHLIGHTS

- 2 Vacancies Left including 1 high exposure corner unit ideal for a café, local restaurant or brewery
- Potential for outdoor patio
- Excellent location just north of Unity Square Centre and MacEwan University
- Join other businesses including: BUKSA Conferences + Associations, Compound Cut Club, K POP, Bubble Tea, Lara Stone Services, Step Contractors



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Current Space



Example of Build Out



Example of Build Out



Example of Build Out

Address:	10519 114 Street
Legal:	Plan B4, Block 13, Lot 185/186/187
Zoning:	DC1
Available Space:	2,480 SF (+/-)
Parking:	Surface and Street
Lease Rate:	\$18.00 / SF
OP Costs:	\$9.33 / SF
Utilities:	Tenant Responsible

 **PROPERTY
HIGHLIGHTS**

- Shell Space with new RTU/AC
- New 10 x 10 Overhead Door
- New 100 amp electrical panel
- Ideal for showroom/retail, professional office and medical services



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114 STREET



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NEIGHBOURHOOD FEATURES

11330 105 AVENUE NW, Edmonton

Neighbourhood features:



SHOPPING



TRANSIT



BIKE PATHS



DINING



Address:	11330 105 AVENUE NW
Legal:	Plan B4, Block 13, Lot 185/186/187
Zoning:	DC1
Available Space:	2,303 SF (+/-)
Parking:	Surface and Street
Lease Rate:	\$20.00 / SF
OP Cost:	\$9.33 / SF
Utilities:	Tenant Responsible



PROPERTY HIGHLIGHTS


- Partially Builtout for Cafe/Coffee roaster
- 2 Barrier Free Washrooms
- Potential Outdoor Patio/ Outdoor Play Area
- New 100 amp electrical panel
- Ideal for Cafe/roaster, restaurant, pub, brewery or daycare.



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 Residential Buildings

QUEEN MARY PARK

- **Proximity to Amenities:** Queen Mary Park is close to the downtown core, providing easy access to numerous amenities, including retail shops, restaurants, and entertainment venues.
- **Residential Mix:** The area has a diverse demographic including a significant proportion of students and young professionals.
- **Transportation:** The neighborhood boasts excellent public transit links, with several bus routes and close proximity to major roads, making it easy to commute throughout the city.



POPULATION*
8,311



AVERAGE HOUSEHOLD INCOME
\$69,885



DAYTIME POPULATION
Around 10,000



Median Age
33.7



MACEWAN UNIVERSITY
STUDENT ENROLLMENTS
Around 15,000



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