PRICE REDUCED!

FOR SALE OR LEASE

JACKSON COMMERCIAL BUILDING

EDMONTON, AB

EXCELLENT REDEVELOPMENT OPPORTUNITY

CBRE

THE OFFERING

CBRE Limited ("CBRE") as an exclusive advisor to Stonehaven Holdings Limited (the "Vendor"), is pleased to offer for sale or lease a 100% freehold interest in the Jackson Commercial Building, municipally known as 11104 102 Avenue NW, Edmonton, Alberta (the "Property" or "Site"). Situated on the northwest corner of 111th Street and 102nd Avenue, the Site offers an excellent redevelopment opportunity with holding income in the heart of Oliver.

The Property consists of 13,556 sq. ft. of net rentable area positioned on 0.34 acres, with multiple points of access along 102nd Avenue. The in-place CB2 zoning provides an investor the opportunity to redevelop the Property and capitalize on the Oliver neighbourhood's proximity to exceptional post-secondary institutions and amenities.

The Property is being offered unpriced with no set bid date. The Vendor reserves the right to call for offers at a future date.

PROPERTY DETAILS

Legal Description	Plan B4; Block 11; Lots 141 & 142
Municipal Address	11104 102 Avenue NW, Edmonton AB
Zoning	CB2 – General Business Zone
Year Built	1973
Site Size	0.34 Acres, more or less
Building NRA	Vacant Former Vet Clinic: 7,556 Sq. Ft. Panther Gym (Basement): 6,000 Sq. Ft. **Total: 13,556 Sq. Ft.**
Access	2 ingress/egress points on 102 Avenue
Parking	14 Surface Stalls
Taxes (2019)	$66,041.80
Lease Rate	Market
Sale Price	Call for details

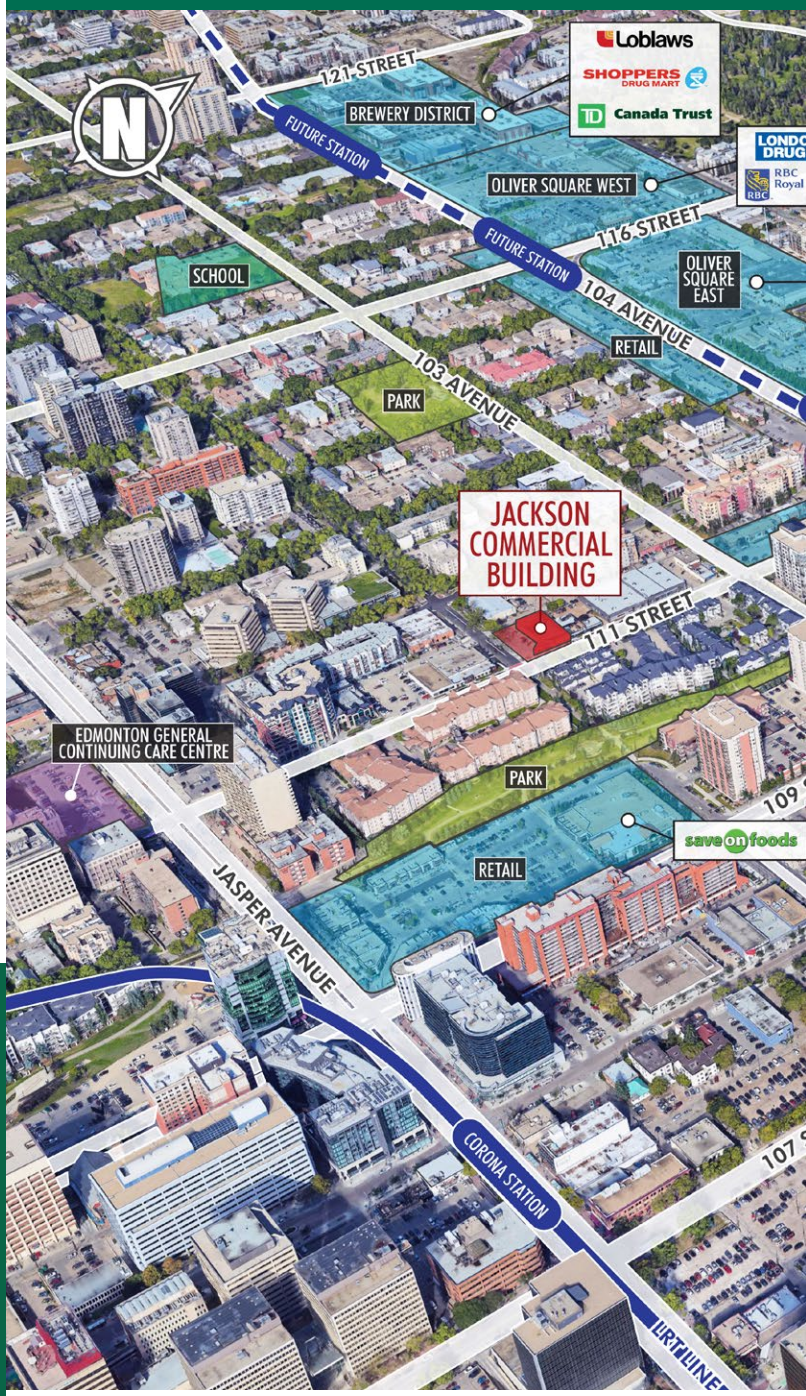
PROXIMITY TO WORLD-CLASS POST-SECONDARY INSTITUTIONS

A key to the demand and the eventual lease-up of the Property is the access to Edmonton's major post-secondary institutions. Combined, the University of Alberta, MacEwan University, NAIT and Norquest have an enrollment of over 123,000 students and can all be accessed within 25 minutes via walking or public transportation.

The University of Alberta is located 2 LRT stops away, MacEwan University is a 11 minute walk or 9 minute bus ride, Norquest is an 6 minute walk and NAIT is a 20 minute bus ride. The proximity to these institutions help to create a deeper tenant pool beyond the standard urban worker or mature couple.

MARKET-LEADING ACCESS TO

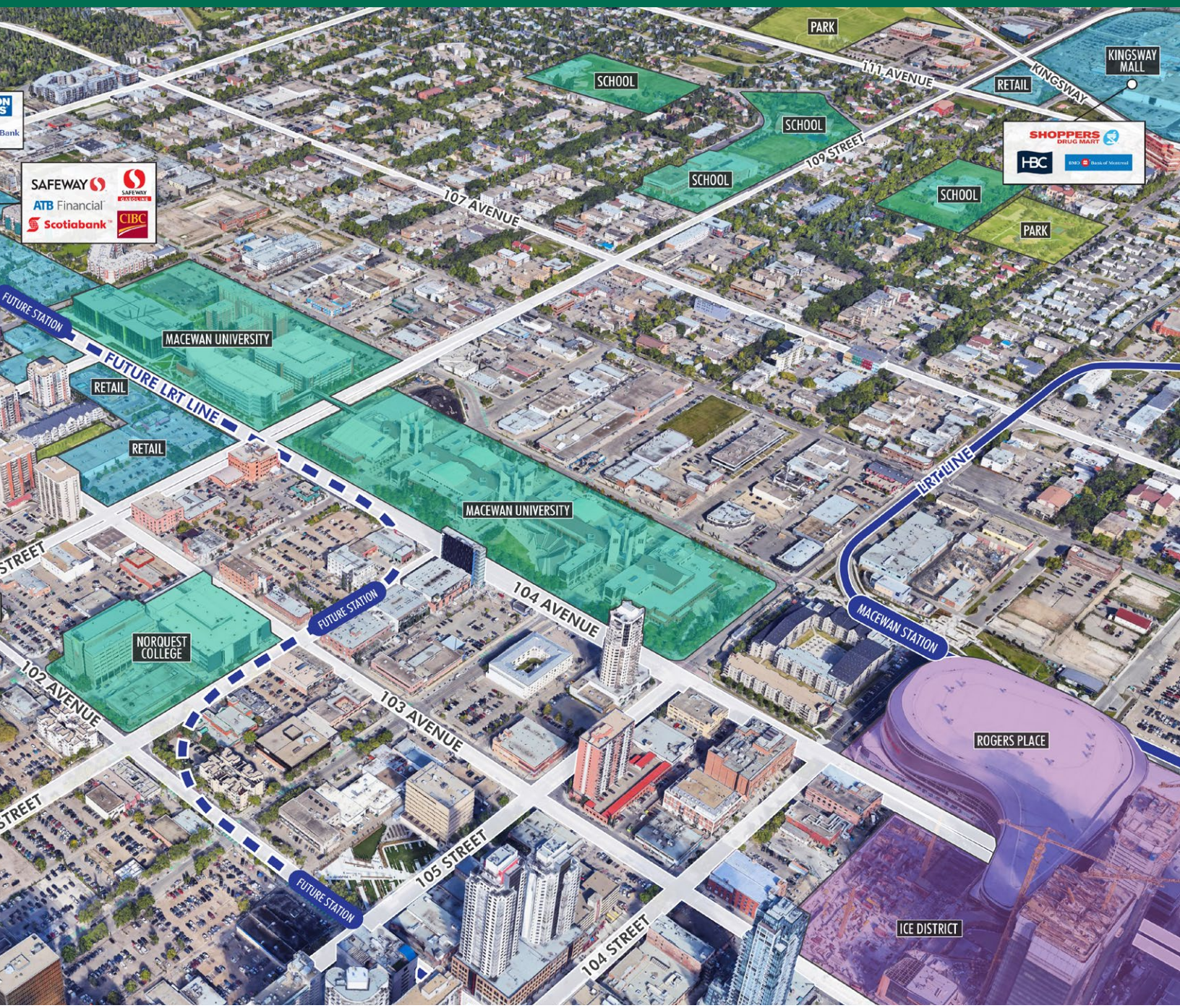
Immediate retail and service amenities are provided along Jasper Avenue to the south and 104th Avenue to the north. Oliver Square, a Safeway anchored centre is located 800m (10-minute walk) north of the Property and Canterra Centre, a Save-On-Foods anchored centre is located 250m (3-minute walk) east of the Property. There are numerous hospitality options immediately south of the Property on Jasper Avenue, between 109th Street and 113th Street.



AMENITIES AND TRANSPORTATION

The Site has great access to public transportation with two bus stops along Jasper Avenue at 112th Street, providing access to five major routes in Edmonton. In addition, Corona LRT Station is 750m (9-minute walk) east of the Property and the Grandin LRT station is 850m (11-minute walk) south of the Property. There will also be a future street-level LRT stop 400m (5-minute walk) north of the Property on 112th Street and 104th Avenue (MacEwan Arts/112 Street Stop) on the Valley Line West LRT. This line is currently under construction and once complete (mid 2020's) will provide seamless access from west Edmonton to southeast Edmonton.

According to Walk Score, the Site has a walk score of 91, equating to a "walker's paradise". Showcasing the urban nature, this score highlights the fact that daily errands do not require a car. Further enhancing the Site, the transit score of 82 means that public transportation is convenient for most trips throughout the city.



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