

THE CENTURY BUILDING ON 124TH

FOR SALE

10310 - 124 STREET, EDMONTON AB



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NAI COMMERCIAL REAL ESTATE INC.
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OPPORTUNITY

The Century Building on 124th is a unique multi-tenant investment prominently located on the NW corner of 124th Street and 103rd Avenue. The centre has a complimentary mix of retail and professional offices tenancies with current report Net Operating Income (Fully Stabilized) of \$412,290.96 (2023) per annum.

The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user.

PROPERTY HIGHLIGHTS

-  Rare opportunity for investors and/or professional & retail users to occupy and secure a high profile income producing asset
-  Staggered lease terms with community driven tenant mix and built in rent escalations
-  Marquee corner site offering high foot traffic and exposure to 124th Street
-  Five minute drive to downtown Edmonton and ideally situated along the vibrant 124th Street
-  Close to numerous restaurants, cafes and amenities
-  Secure 36 stall underground heated parkade
-  Professionally managed property by Canderel



21,835 SQ.FT.± INVESTMENT PROPERTY

RARE OPPORTUNITY FOR PROFESSIONAL/RETAIL
USERS TO SECURE AN INCOME PRODUCING ASSET

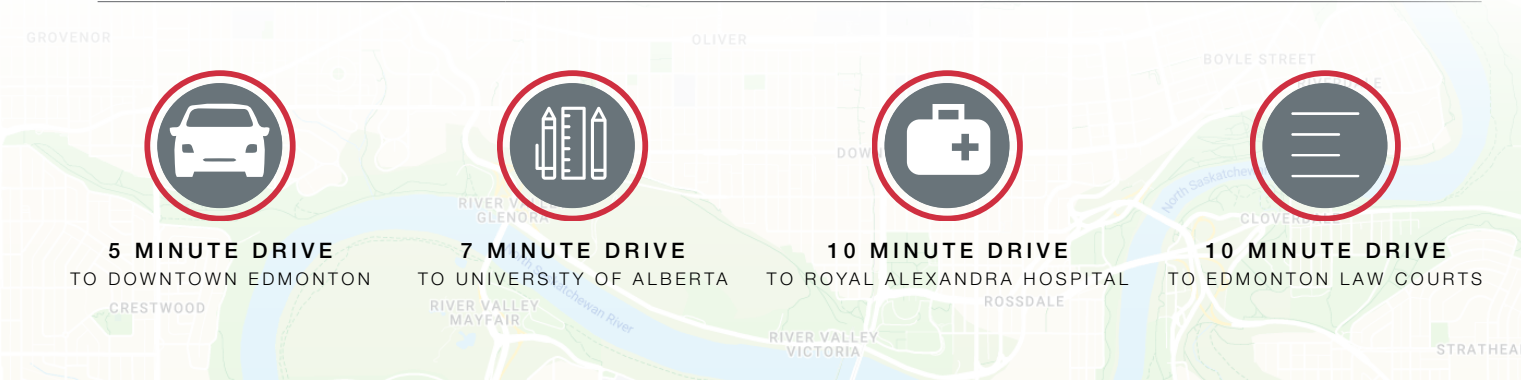
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ADDITIONAL INFORMATION

BUILDING SIZE	Main Floor: 10,646 sq.ft.± 2nd Floor: 11,189 sq.ft.± Total Building Size: 21,835 sq.ft.±
LEGAL DESCRIPTION	Lot 12, Block 32, Plan RN22 Lot 11, Block 32, Plan RN22
ZONING	Mixed Use (MU)
YEAR BUILT	1977
PROPERTY TAXES	\$111,532.47 (2023)
NET OPERATING INCOME (FULLY STABILIZED)	\$412,290.96 (2023)
WALT	2.35 years
VACANCIES	Suite 103 (Main floor): 3,811 sq.ft.± Suite 200 (2nd Floor): 1,235 sq.ft.± Suite 210 (2nd Floor): 1,059 sq.ft.±
LEASES & RENT ROLL	To be provided once confidentiality agreement is executed
SALE PRICE	\$5,900,000



2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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NAICommercial





REMEDY CAFE has 11 locations in Edmonton and offers a great selection of food & beverages. Operating out of the street level corner of the Century Building. The café is a hot spot for business meetings and socializing which drives a creative buzz at the property.

SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 100



ASCENDANT BOOKS LTD.

Occupying just over 5,000 SF of main floor showroom with rows upon rows of magnificent treasures. Ascendant Books and gift shop is the unique place on 124th Street to lose track of time. They opened their doors in 1983 and have evolved into one of Western Canada's largest metaphysical supply & gift stores, books, crystals, and much more! Ascendant Books benefits from dock loading at the rear of the building.

SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 105



HIGH STREET FINANCIAL SERVICES CORP. is a boutique commercial real estate advisory firm located on the 2nd floor of the Century Building. Specializing in structuring and placement of creative commercial mortgage solutions for clients across major urban centers in Canada.

SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 201



CENTURY HOSPITALITY GROUP LTD. is a collection of original, thriving boutique restaurant & bar concepts based in Edmonton, Alberta. Headquartered out of the 2nd floor of Century Building, they remain an anchor office Tenant with naming rights to the property.

SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 202



SPARLING DEVELOPMENTS LTD. operates its administrative office from the 2nd floor of the Century Building with over a decade of experience in the industrial and municipal/hazardous waste industry sector.

SUITE 203/A



THE FIRELIGHT GROUP operates from the 2nd floor of the Century Building and is the largest Indigenous-owned consulting group working with Indigenous Nations across Turtle Island.

SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 208



BLOC 53 DEVELOPMENTS focuses on residential homes sales and development and occupies a sleek office on the 2nd floor of the Century Building.

SCAN OR CLICK
FOR VIRTUAL TOUR



SUITE 214



ASCOT PROPERTY MANAGEMENT LTD. operates from the 2nd floor with exposure onto 103rd Avenue and specialize in multi-family residential rental apartment ownership and management within central Edmonton.

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SUITE 218



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