

FOR SALE THE SYLBERT

10130 105 STREET NW, EDMONTON, AB

PRIME OFFICE AND RETAIL BUILDING
JUST OFF JASPER AVENUE



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Marcus & Millichap

OVERVIEW / THE SYLBERT

10130 105 STREET, EDMONTON, AB

OPPORTUNITY

The Sylbert presents investors with the opportunity to purchase an iconic brick and beam character retail/office building within the heart of downtown Edmonton. Surrounded by numerous complementary shops and restaurants servicing the cities core, the leasable units benefit from an impressive average daytime exposure of 180,100 people. Located just off Jasper Avenue and on 105 Street, take advantage of the incredible walk score of 97 that Sylbert Place has to offer.



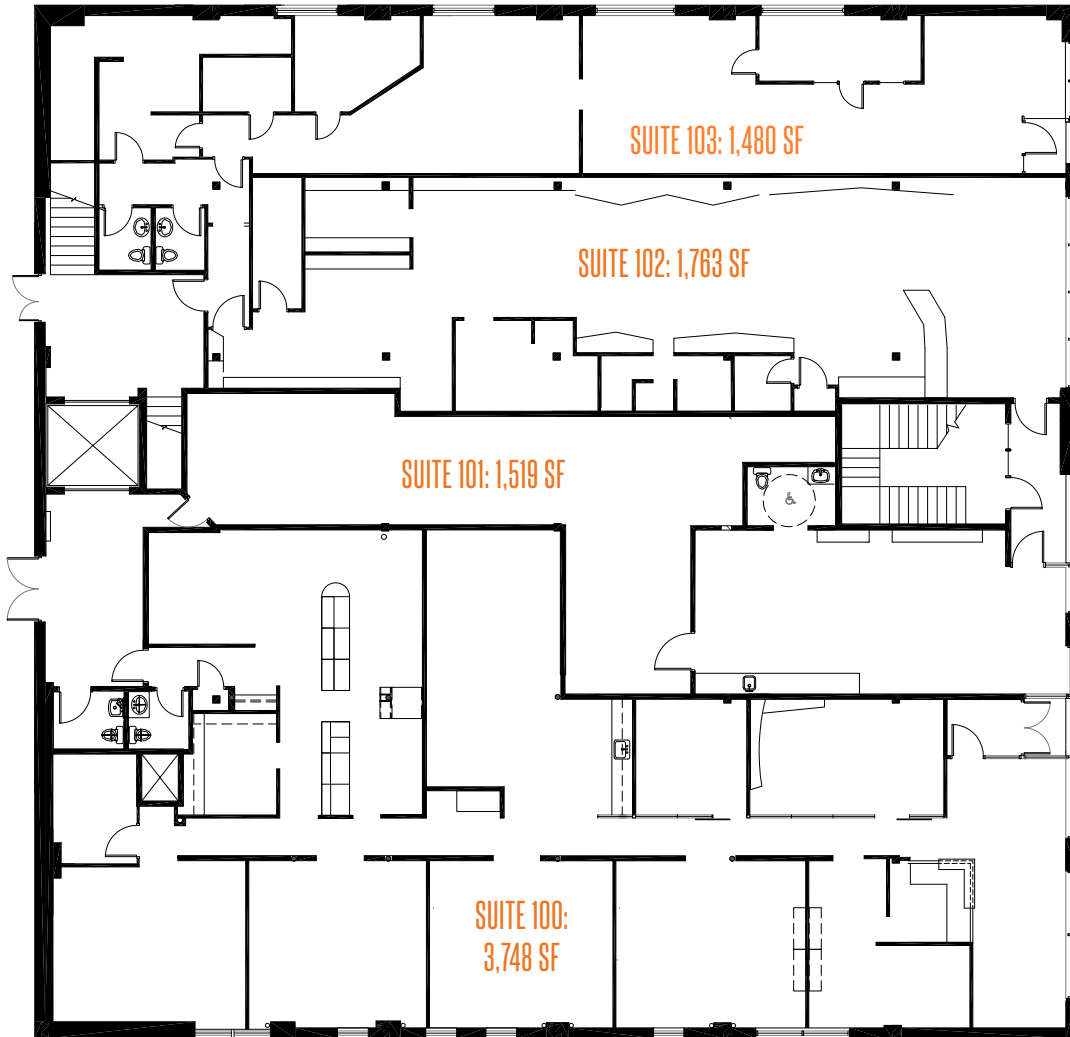
HIGHLIGHTS

- 19,419 SF, plus full basement, Two-Storey Multi-tenant building available for purchase in the heart of Downtown Edmonton
- Historic Character Building positioned strategically positioned along 105 Street and Jasper Avenue benefiting from ample exposure to over 21,800 vehicles per day and a high pedestrian and cycling population
- The property is easily accessible from major central thoroughfares 104 Avenue, 109 Street, and Jasper Avenue
- Located in the immediate vicinity of trendy restaurants and retailers

DETAILS + MAIN FLOOR / THE SYLBERT

10130 105 STREET, EDMONTON, AB

MAIN FLOOR PLAN



105 STREET



SALIENT DETAILS

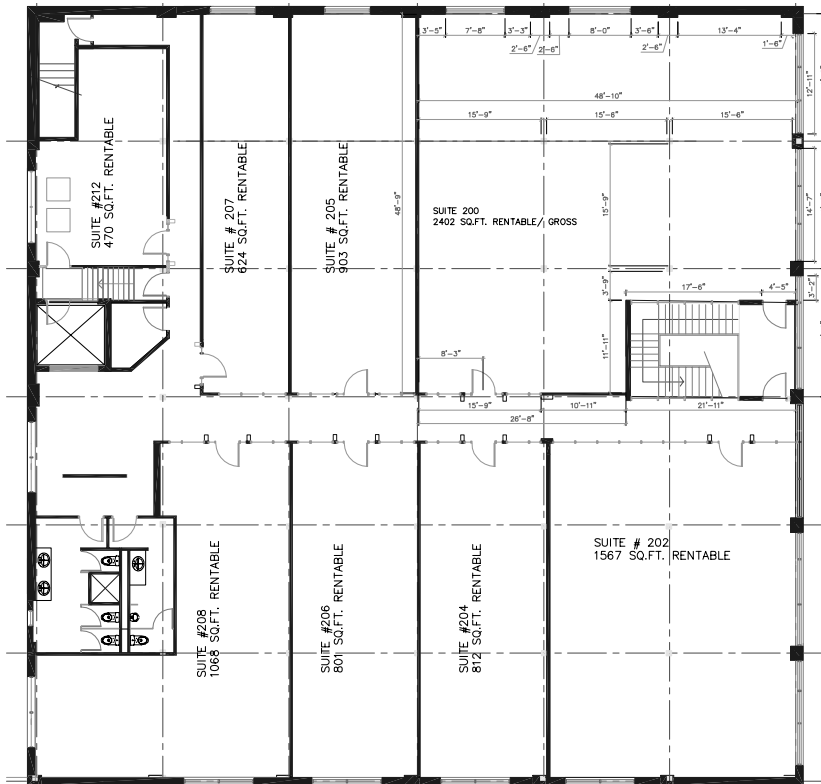
Municipal Address:	10130 105 Street NW, Edmonton, AB
Legal Description:	Plan B2, Block 5, Lot 191-192
Zoning:	UW - Urban Warehouse Zone
Building Size:	19,419 SF above grade plus full basement storage
Parking:	On-site Staff Parking

UNIT	SIZE	TENANT
101	3,748 SF	WOLSKI DESIGN GROUP (VACATING MARCH 2022)
101	1,519 SF	TAG ALONG
102	1,763 SF	AVENUE SALON
103	1,480 SF	VACANT

DETAILS + 2ND AND LOWER FLOOR PLAN / THE SYLBERT

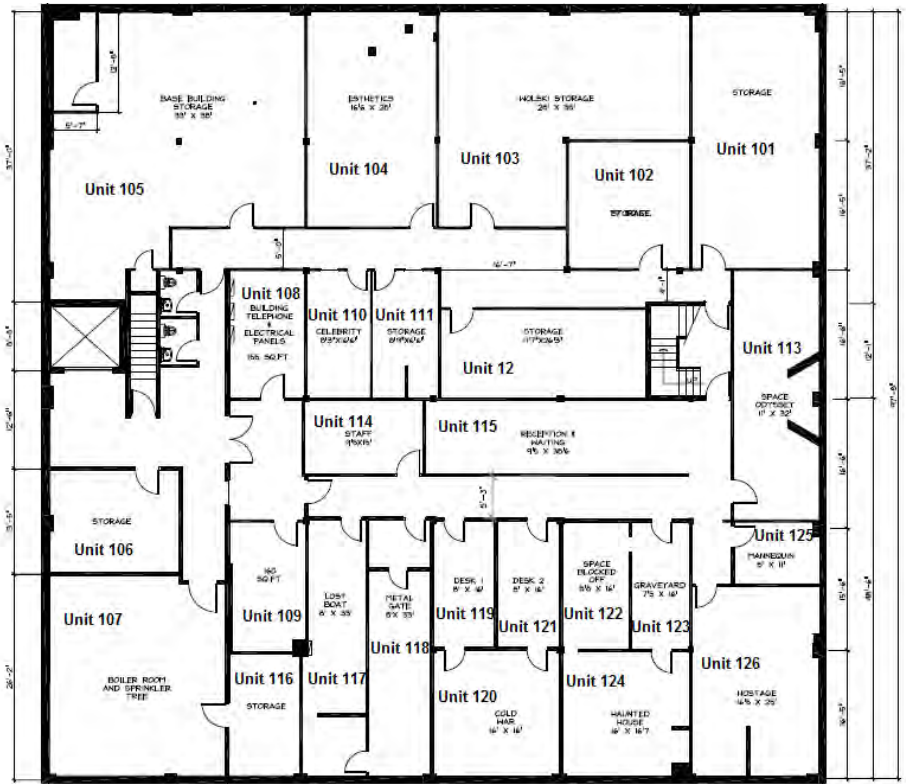
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SECOND FLOOR PLAN



UNIT	SIZE	TENANT
200	2,402 SF	AHAVA SPA
202	1,567 SF	LIMAK DEVELOPMENTS
204	812 SF	SYNCR0 ARCHITECTURE
205	903 SF	GREEN SPACE ALLIANCE
206	801 SF	CANADIAN WOOD PRODUCTS
207	624 SF	BRAHMA
208	1,068 SF	BRAHMA
212	470 SF	BRAHMA

BASEMENT FLOOR PLAN



UNIT	SIZE	TENANT
	7,459 SF	STORAGE AREA

AREA + STATS / THE SYLBERT

10130 105 STREET, EDMONTON, AB



21,800
vehicles
per day



EXPOSURE
Along 105 Street
& Jasper Avenue



PARKING
on-site parking &
street parking



TRANSIT
in direct
proximity



\$88,242
household income
average within 3 km



107,533
population
within 3 km



TWO-STORY
commercial
retail space

Macewan University **3 minutes**

ICE District **5 minutes**

Downtown Edmonton **6 minutes**

Brewery District **9 minutes**



AREA HIGHLIGHTS

Centrally located in Downtown Edmonton, the property provides access to all forms of transportation, retail, services, and entertainment. The Property also benefits from direct access to all major bus and LRT routes and also allows quick access to central Edmonton's main thoroughfares: Jasper Avenue, 104th Avenue, 109th Street and the High Level Bridge, providing residents with efficient access to all nodes outside of the core.

NEARBY & NOTABLE

Ten trendy restaurants & retailers that compliment The Sylbert

- | | |
|----------------------|--------------------------|
| 1 I Love Sushi | 6 Tiffin India's Kitchen |
| 2 Lock Stock Coffee | 7 deVine Wine & Spirits |
| 3 Farrow Sandwiches | 8 Tzin Wine & Tapas |
| 4 Coffee Bureau | 9 Uccelino |
| 5 Shoppers Drug Mart | 10 Dorinku Osaka |

THE SYLBERT

PRESENTED BY

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Marcus & Millichap

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