

UNIQUE OWNER/OCCUPIER OPPORTUNITY

NEW LEASING ACTIVITY

**NAI**Commercial

# THE CENTURY BUILDING ON 124<sup>TH</sup>

FOR SALE

10310 - 124 STREET, EDMONTON AB

**BACK ON THE MARKET!**

**PRICED TO SELL**

**SALE PRICE: ~~\$4.695M~~  
NOW \$4.195M**

Comprehensive due diligence reports readily available, providing key insights on the property and to expedite the sale process:

- Current Phase 1 ESA Report
- Current Building Condition Assessments
- Current Appraisal Report

**VINCE CAPUTO**

MBA, SIOR, Partner

780.436.7624

vcaputo@naiedmonton.com

**DANIEL YARMON**

Vice President, Retail Division

587 635 5609

dyarmon@naiedmonton.com

**NAI COMMERCIAL REAL ESTATE INC.**

4601 99 Street NW

Edmonton, AB T6E 4Y1

780 436 7410 | naiedmonton.com


THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

## OPPORTUNITY

The Century Building on 124<sup>th</sup> is a unique multi-tenant investment prominently located on the NW corner of 124<sup>th</sup> Street and 103<sup>rd</sup> Avenue. The centre has a complimentary mix of retail and professional offices tenancies.

**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 124<sup>th</sup> Street
-  Five minute drive to downtown Edmonton and ideally situated along the vibrant 124<sup>th</sup> 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

THE CENTURY BUILDING ON 124<sup>TH</sup> | FOR SALE  
10310 - 124 STREET, EDMONTON AB

ADDITIONAL INFORMATION

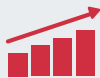
BUILDING SIZE	Main Floor: 10,646 sq.ft.± 2nd Floor: 11,189 sq.ft.± Total Building Size: 21,835 sq.ft.±
LEGAL DESCRIPTION	Lot 12, Block 32, Plan RN22 Lot 11, Block 32, Plan RN22
ZONING	Mixed Use (MU)
YEAR BUILT	1977
PROPERTY TAXES	\$137,771.49 (2024)
VACANCIES	<del>Suite 103B: 2,261 sq.ft.±</del> LEASED Suite 103A (Main floor): 1,488 sq.ft.± Suite 200 (2nd Floor): 1,235 sq.ft.± Suite 201 (2nd Floor): 1,530 sq.ft.± <del>Suite 210 (2nd Floor): 1,059 sq.ft.±</del> LEASED Suite 218 (2nd Floor): 1,021 sq.ft.±
LEASES & RENT ROLL	To be provided once confidentiality agreement is executed
SALE PRICE	\$4,695,000 REDUCED TO \$4,195,000
NEW BUILDING REPORTS AVAILABLE (2024)	<ul style="list-style-type: none"><li>Clean Phase 1 ESA Appraisal Report</li><li>Roof Assessment Report</li><li>Structural and Mechanical Reports</li></ul>



25,323 VPD  
102 NE AND 124 STREET



208,260  
DAYTIME POPULATION



2.7 %  
ANNUAL GROWTH 2023 - 2033



169,674  
EMPLOYEES

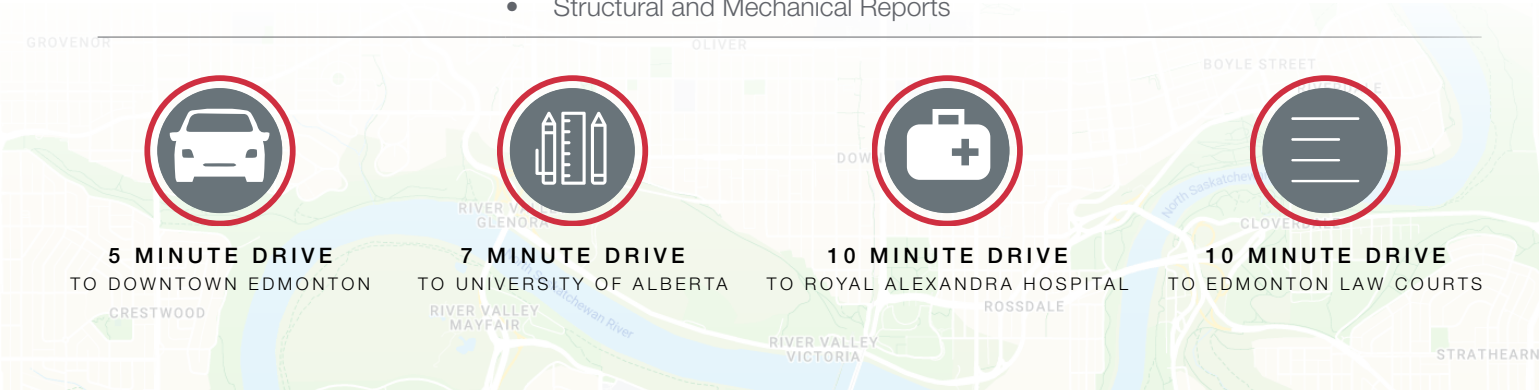


10,094  
BUSINESSES



\$7.0B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS





THE CENTURY BUILDING ON 124<sup>TH</sup> | FOR SALE  
10310 - 124 STREET, EDMONTON AB

**NAI**Commercial



EDMONTON  
**BREWERY**  
DISTRICT

**credo**  
coffee to believe in

**REMEDY**  
Licensed Chai Bar

**EVOLVE**  
STRENGTH

**CHOCORRANT**  
PÂTISSERIE + CAFÉ

**FARROW**

**ceb**  
breakfast Co.

**BROWNS CRAFTHOUSE**  
KITCHEN & BAR





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. **Remedy Cafe has recently renewed to 2029.**

SCAN OR CLICK  
FOR VIRTUAL TOUR



**SUITE 100**



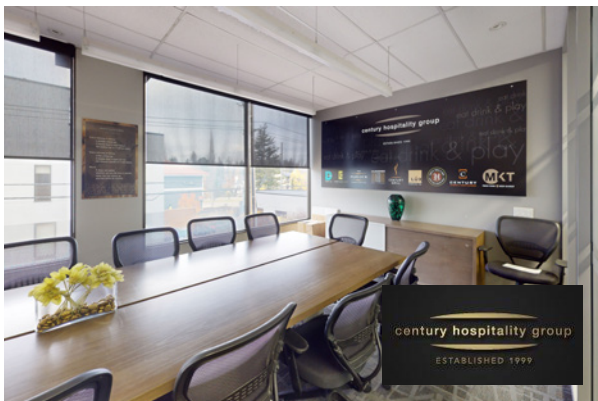
ASCENDANT BOOKS LTD.

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 124<sup>th</sup> 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**



CENTURY HOSPITALITY GROUP LTD. is a collection of original, thriving boutique restaurant & bar concepts based in Edmonton, Alberta. Headquartered out of the 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> floor of the Century Building.

SCAN OR CLICK  
FOR VIRTUAL TOUR

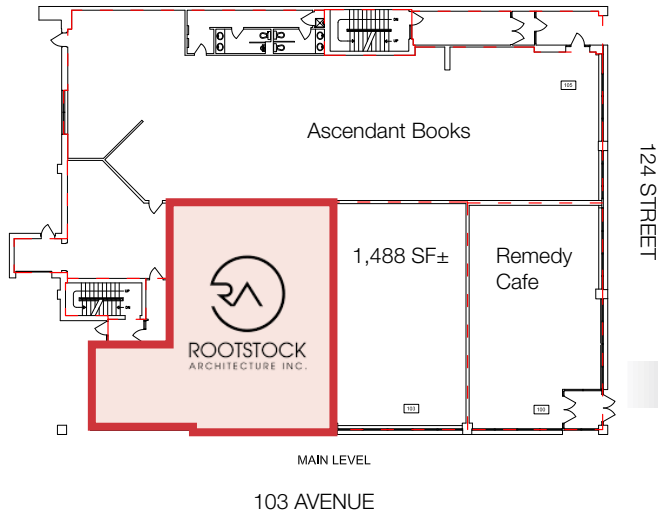


SUITE 214

**THE CENTURY BUILDING ON 124TH | FOR SALE**  
10310 - 124 STREET, EDMONTON AB



NEW LEASING - 2,261 SF±



**ROOTSTOCK ARCHITECTURE INC. - NEW FIVE YEAR LEASE**

Rootstock Architecture Inc. is a diverse, forward-thinking, collaborative studio that is committed to delivering professional architecture, planning, and interior design services in Alberta and British Columbia, Canada.

**SUITE 103A**



HONEST DOOR is a proptech platform that uses real estate data, machine learning, and data science to provide Canadian real estate buyers, sellers, investors, and lenders with property valuations. The company's mission is to help consumers make the best real estate decisions with up-to-date, accurate information about the current prices of any property, not just those that are listed for sale.

**SUITE 210**





NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | [naiedmonton.com](http://naiedmonton.com)

**VINCE CAPUTO**

MBA, SIOR, Partner  
780.436.7624

[vcaputo@naiedmonton.com](mailto:vcaputo@naiedmonton.com)

**DANIEL YARMON**

Vice President, Retail Division  
587 635 5609

[dyarmon@naiedmonton.com](mailto:dyarmon@naiedmonton.com)