

EDMONTON PETROLEUM CLUB PROPERTY

FOR SALE

MUNICIPAL
ADDRESS:

11110 - 108 Street NW

LEGAL
ADDRESS:

Plan 5258NY; Block 8; Lot 265A
Plan 8020002; Block 8; Lot 268
Plan 8020002; Block 8; Lot 269

LIST PRICE:

\$13,000,000

AREA:

2.07 Acres



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FOR MORE INFORMATION CONTACT:

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CBRE Limited is the exclusive listing agent for the subject site and all expressions of interest to purchase will be dealt with as received

CBRE

EDMONTON PETROLEUM CLUB PROPERTY



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Identification:

Edmonton Petroleum Club Property

Municipal Address:

11110 - 108 Street NW

Legal Description:

Plan 5258NY; Block 8; Lot 265A

Plan 8020002; Block 8; Lot 268

Plan 8020002; Block 8; Lot 26

Neighbourhood:

Prince Rupert

Zoning:

CSC - Shopping Centre Zone

City is supportive of rezoning to allow for higher density residential or mixed use development.

Site Area:

The Site is approximately 2.07 acres and is generally flat.

Existing Building:

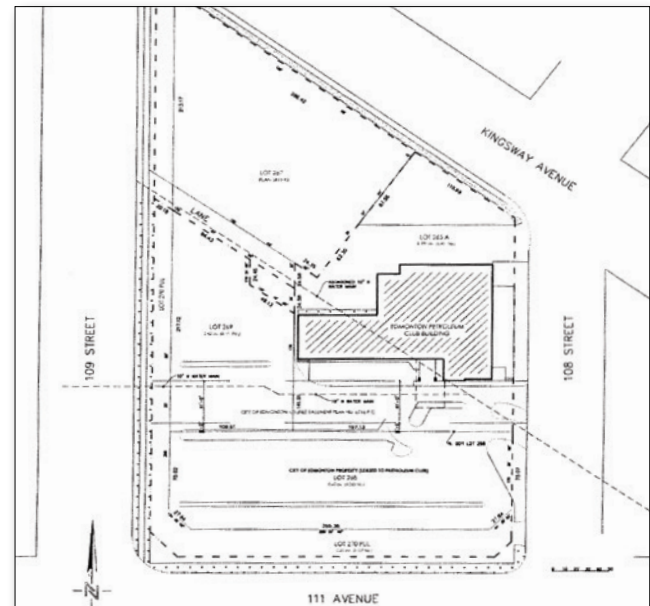
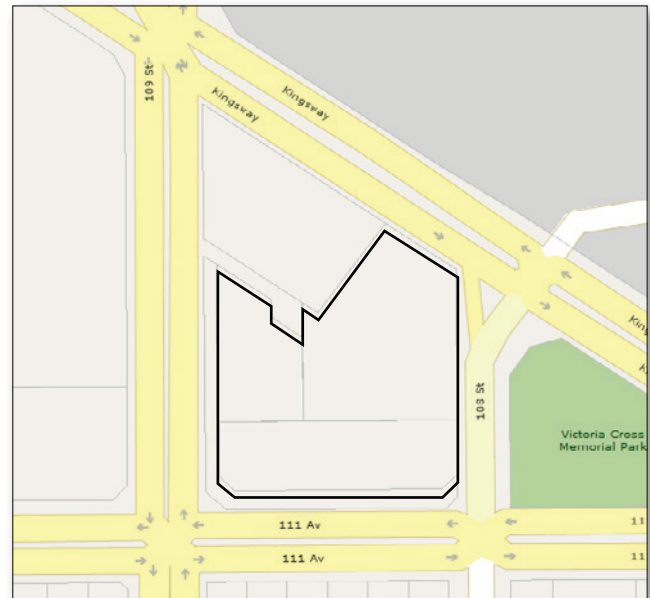
Main Floor - 15,240 sq. ft.*

Second Floor - 8,530 sq. ft.*

Lower Level - 10,695 sq. ft.*

Building sits on the east lot (11110 - 108 Street NW) and is comprised of 7 special event rooms, a billiards/card room, event preparation areas, 3 bars, 1 lounge, 3 sets of washrooms, 1 set of staff washrooms/changerooms, numerous seating areas.

*Area to be confirmed



PROPERTY HIGHLIGHTS:

North of the Site is Kingsway Garden Mall, an enclosed mall home to Sears, Shoppers Drug Mart and The Hudson's Bay Company. Directly adjacent to Kingsway Garden Mall is the Northern Alberta Institute for Technology (NAIT) where over 60,000 students are furthering their education.

The Petroleum Club Property offers quick access to public transit with a bus terminal at Kingsway Garden Mall and the Royal Alexandra LRT stop just east of the Site on 111 Avenue. Strategic access points are located on the southeast side of the site with traffic lights on both the southeast and southwest corners. The addition of this redevelopment to the Kingsway neighbourhood means residents will not only be able to benefit from the immense services, employment and lifestyle amenities currently available within a short walking distance but will further benefit from the close proximity to Edmonton's downtown core and MacEwan University.

South of the Subject lands lies 24 blocks of amenities along 104 Avenue including Oliver Village/Square, Longstreet Shopping Centre, MacEwan University, the Arena Entertainment District, trendy retail and restaurants along 124th Street and the new Royal Alberta Museum. The site's close proximity the downtown core and government sector provides additional amenities, employment and services.

EDMONTON PETROLEUM CLUB PROPERTY



KINGSWAY GARDEN MALL

- HUDSON'S BAY COMPANY
- SHOPPERS DRUG MART
- SEARS
- BOSTON PIZZA
- SOBEY'S LIQUOR
- CIBC

OLIVER/DOWNTOWN

- SAFEWAY
- LONDON DRUGS
- ROYAL ALBERTA MUSEUM
- NUMEROUS FINANCIAL INSTITUTIONS
- VARIOUS PUBS & RESTAURANTS
- ARENA DISTRICT

SURROUNDING RETAILERS / SERVICES

- REAL CANADIAN SUPERSTORE
- STARBUCKS
- RICKY'S ALL DAY GRILL
- CANADIAN TIRE
- ROYAL ALEXANDRA HOSPITAL
- GLENROSE REHABILITATION HOSPITAL

**FOR MORE
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