

## \$4,425,000 - 10137 104 Street, Edmonton

MLS® #E4432511

**\$4,425,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

The "Great West Saddlery Building", downtown and only a couple doors from Jasper Avenue. A multi-tenant commercial property with an incredible history. Appraisal (2023) is available and mentions effective age of 45, with 29,845 sf (GLA per rent roll, basement included). Five storey multi-tenant commercial property. The fifth and second floors are currently utilized as office space, the third and fourth floors are demised artist studios, and the main floor is used for retail purpose such as restaurants and coffee shops, and basement with very high ceiling used for payed storage.

Built in 1911

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4432511    |
| Price      | \$4,425,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1911        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

|         |                  |
|---------|------------------|
| Address | 10137 104 Street |
| Area    | Edmonton         |



|             |                     |
|-------------|---------------------|
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 0Z9             |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 141              |
| Zoning         | Zone 12          |

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Listing information last updated on September 12th, 2025 at 4:02am MDT