FOR SALE

RETAIL CONDOMINIUMS & PARKADE

at Garneau Professional Centre
11044 – 82 Avenue NW, Edmonton, AB

TWO LEASED MAIN-FLOOR RETAIL CONDOMINIUM UNITS AND 150 TITLED PARKING STALLS

DALE JAMES
Vice President & Associate Broker
E: dale@commercialexcel.ca
D: 780.341.2034

HUMAIRA NAIKYAR
Senior Associate
E: humaira.naikyar@commercialexcel.ca
D: 780.341.2035

RE/MAX COMMERCIAL Excel

Each office is independently owned and operated.



THE OPPORTUNITY

RE/MAX Commercial Excel is pleased to present for sale three condominium components of Garneau Professional Centre, a five-storey professional building on 82 Avenue (Whyte Avenue) near the University of Alberta hospital and campus.

The offering comprises two leased main-floor retail units and the building's 150-stall parking holding. The Vendor will consider offers on the full package or the retail component on its own. Contact us for details.

YEAR BUILT	STOREYS	CONDO PLAN	LEGAL
1981	**5**	**222 2338**	**Lots 11–16, Blk 157, Plan 119**



Main entrance and street-front retail, 82 Avenue NW.

COMPONENT	CONDO UNITS (PLAN 222 2338)	SIZE	ASKING PRICE
Retail — Suite 103 Aspen Home & Healthcare	Unit 3	3,887 SF	**$1,220,000**
Retail — Suite 105 Value Buds	Unit 5	1,625 SF	**$780,000**
Parking — P1, P2 & Surface Offered separately or with the retail	Units 27–162, 169–181	150 stalls 149 titles	**$4,000,000**
FULL PACKAGE			**$6,000,000**

NEIGHBOURHOOD DEMAND DRIVERS

University of Alberta — main campus adjacent; a record 48,000 students for fall 2026.

82 Avenue corridor — the Whyte Avenue retail and dining strip extends east of the property through Old Strathcona.

University of Alberta Hospital — a major teaching hospital within walking distance.

Garneau residential — a dense mix of student housing, apartments and new mid-rise residential.

INVESTMENT HIGHLIGHTS

UNIVERSITY NODE

On 82 Avenue in Garneau, beside the University of Alberta (48,000 students, fall) and within walking distance of the University of Alberta Hospital.

FLEXIBLE OFFERING STRUCTURE

Three components priced individually. Acquire the full package, retail unit, or the parking on its own.

LEASED STREET-FRONT RETAIL

Both units are leased to operating retailers with storefront glazing. Main-floor co-tenants include Pharmasave, Bell and Mandarin Restaurant.

DEFINED LEASE TERMS

Suite 103 runs to July 31, 2027 with no further extension rights. Suite 105 runs to May 31, 2029 with one five-year option at the greater of in-place or market rent.

150 TITLED STALLS

136 underground stalls on two levels plus 14 surface stalls, each held on condominium title in a parking-constrained district.

NEIGHBOURING PARKING RATES

Nearby monthly covered and secured parking rates average about $200 per month.



RETAIL CONDOMINIUMS

Two main-floor retail condominium units totalling 5,512 SF of leased area, each held on its own title and offered individually or together.

Suite 103 is leased to Aspen Home & Healthcare, a long-standing tenant since 2013. Suite 105 is leased for cannabis retail and operates as Value Buds.



82 Avenue storefront with direct street access.



Second entrance off the main building lobby.

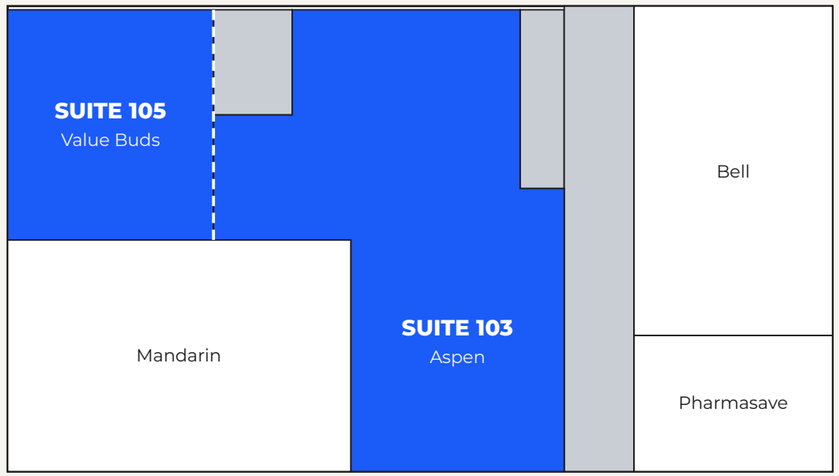


Value Buds storefront with full-width glazing.

CURRENT TENANT ROSTER

TENANT	USE	SUITE / UNIT	AREA (SF)	LEASE EXPIRY	RENEWAL
Aspen Home & Healthcare	Home health care	103 / 3	3,887	Jul 31, 2027	None
Value Buds	Cannabis retail	105 / 5	1,625	May 31, 2029	1 × 5 yr

RETAIL TOTAL · 5,512 SF · 100% LEASED Suite 103 $1,220,000 | Suite 105 $780,000 | **TOTAL $2,000,000**

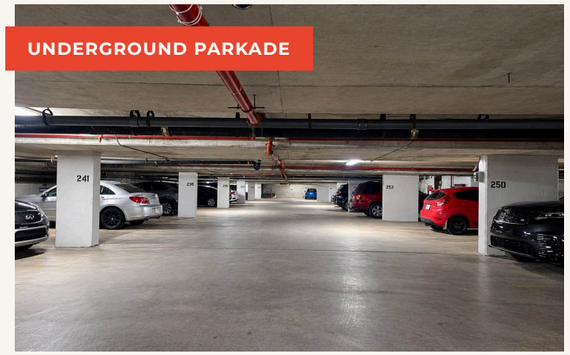


RETAIL UNIT PLAN

THE PARKING

150 parking stalls held in 149 condominium titles: 64 underground stalls on Level P1, 72 on Level P2, and 14 surface stalls on 13 titles.

The parkade serves the professional and medical tenants of the building above and is operated on a monthly and transient basis in a district where parking supply is limited.



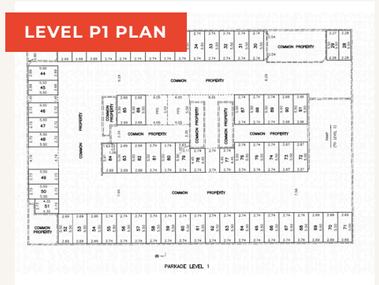
Lit drive aisles, numbered stalls and camera coverage.



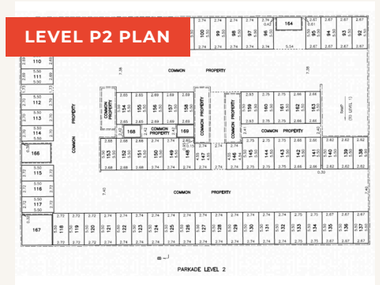
Signed public parking entrance off 82 Avenue.

LEVEL	CONDO UNITS	STALLS	TITLES
Underground — Level P1	27 – 90	64	64
Underground — Level P2	91 – 162	72	72
Surface	169 – 181	14	13

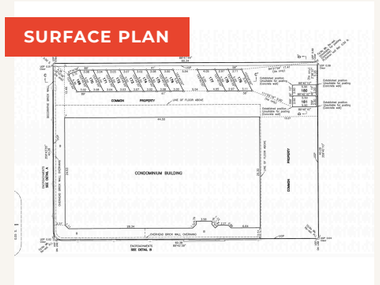
PARKING TOTAL · 150 STALLS · 149 TITLES **$4,000,000**



Units 27–90, 64 stalls, registered plan.



Units 91–162, 72 stalls, registered plan.



Units 169–181, 14 stalls, registered plan.

5,512 SF
Two main-floor units: 3,887 SF and 1,625 SF of leased area

100% LEASED
Aspen to July 2027; Value Buds to May 2029 plus one 5-year option

2 FRONTAGES
82 Avenue (Suite 103 and lobby) and 111 Street (Suite 105)

150 STALLS
64 on Level P1 · 72 on Level P2 · 14 surface

149 TITLES
Individually registered under Condominium Plan 222 2338

2 ACCESS POINTS
Signed public entrance off 82 Avenue; surface stalls off the rear lane



AREA AND LOCATION

Trade area demographics · 2021 Census

26,500
RESIDENTS
six surrounding neighbourhoods

55%
AGED 20–34
Garneau residents (Edmonton 23%)

67%
RENTER HOUSEHOLDS
trade area (Edmonton 36%)

30
MEDIAN AGE
Garneau (Edmonton 36.8)

1	University of Alberta Hospital · Stollery	460 m
2	University LRT Station	760 m
3	Health Sciences / Jubilee LRT Station	600 m
4	Northern Alberta Jubilee Auditorium	750 m
5	Students' Union Building, U of A	1.0 km
6	HUB Mall, U of A	900 m
7	College Plaza · offices, H Mart grocery, shops	200 m
8	Garneau Theatre	620 m
9	Old Strathcona · Whyte Avenue retail	1.2 km
10	Kinsmen Sports Centre · River Valley	1.1 km
11	McKernan / Belgravia LRT Station	890 m
12	Safeway Garneau · 10930 82 Avenue	300 m
13	Shoppers Drug Mart · 10907 82 Avenue	350 m
14	Save-On-Foods · 10368 78 Avenue	1.4 km

THE SITE

Lots 11–16, Block 157, Plan I19 · Condominium Plan 222 2338

The building sits on the northeast corner of 111 Street and 82 Avenue. The Suite 103 (Aspen) storefront and the main lobby entrance face 82 Avenue; the Suite 105 (Value Buds) storefront faces 111 Street; the parkade ramp runs along the east side of the building from 82 Avenue; and the 14 surface stalls sit along the rear lane, which also serves a rear lobby entrance. 82 Avenue (Whyte Avenue) links the University district with Old Strathcona; 109 Street, two blocks east, crosses the High Level Bridge to downtown; 114 Street and University Avenue serve the campus and hospital; and Calgary Trail – Gateway Boulevard, about 1.3 km east, runs south to Whitemud Drive, Anthony Henday Drive and the airport.

SITE FACTS	
Frontage	Corner of 82 Avenue and 111 Street
Parkade access	Ramp from 82 Avenue, east side
Surface stalls	14 stalls, rear lane
Underground	136 stalls on two levels (P1, P2)
Arterials	82 Ave, 109 St, 114 St, Calgary Trail
Transit	Bus on 82 Ave and 109 St; two LRT stations



CONTACT

DALE JAMES
Vice President & Associate Broker
E: dale@commercialexcel.ca
D: 780.341.2034

HUMAIRA NAIKYAR
Senior Associate
E: humaira.naikyar@commercialexcel.ca
D: 780.341.2035

#1 REMAX COMMERCIAL TEAM WORLDWIDE 2025 By Commissions Paid

RE/MAX COMMERCIAL Excel

Each office is independently owned and operated.

This brochure is for general information only and is not guaranteed to be accurate. It is subject to errors, omissions, price or rental changes, withdrawal without notice, and any conditions imposed by the principals. All information, including measurements, should be independently verified; retail areas are leased areas and differ from registered condominium unit areas. The Vendor reserves the right to discontinue negotiations at any time prior to a binding agreement. RE/MAX Commercial Excel is independently owned and operated and assumes no liability for any loss or damages arising from this information. Statistics are sourced from the Federal Census 2021 and City of Edmonton open data and are subject to change. CommercialExcel.ca