

10704 124 STREET, EDMONTON, AB

2,364 SF

STREET FRONT RETAIL  
ALONG 124 STREET

# RETAIL FOR LEASE

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FULLY FIXTURED RESTAURANT SPACE



- Fully fixtured restaurant with high quality finishes
- Located along one of Edmonton's most vibrant high streets, in close proximity to Duchess Bakeshop, Tiramisu Bistro, and many other successful local businesses
- The Wìhkwèntòwin (formerly Oliver) neighbourhood is one of Edmonton's densest communities, providing consistent all-day traffic from residents and office workers
- Excellent accessibility by vehicle, public transit, and active transportation
- Access to ±23 surface parking stalls

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# PROPERTY FEATURES

Vacancy	2,364 SF
Available	October 1, 2024
Address	10704 124 Street, Edmonton, AB
Legal	Plan RN22, Block 28, Lot 11
Zoning	<a href="#">Mixed Use</a>
Lease Rate	Negotiable
Op Costs	\$10.51 PSF (2024)
Utilities	Separately metered



FRONTAGE TO  
124 STREET



OVER 48,000 RESIDENTS  
WITHIN 2 KM



HIGH QUALITY FINISHINGS  
SAVE ON START UP COSTS



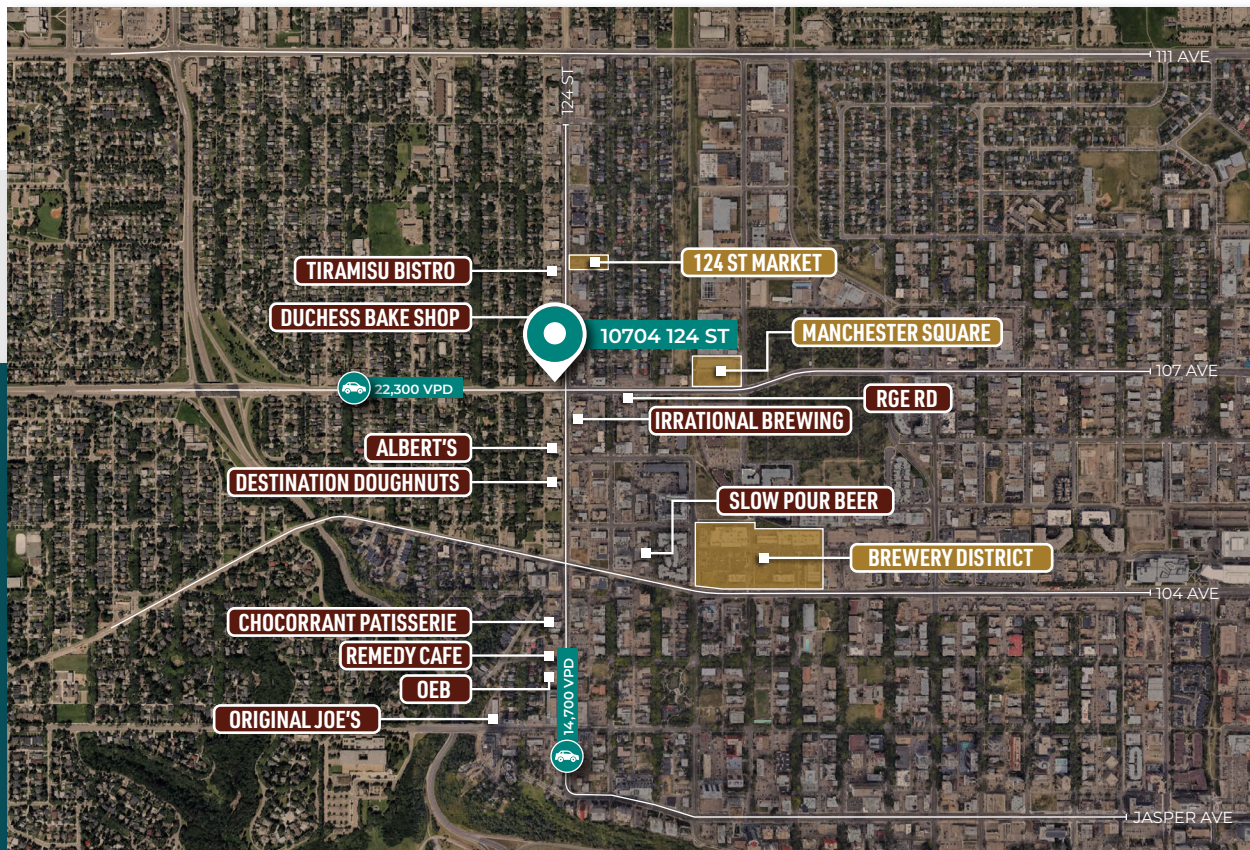


# BUSTLING 124 STREET & THE VIBRANT HUB OF WĪHKWĒNTÔWIN

Along the western edge of Edmonton's Downtown Core, WĪhkWĕntôwin (formerly Oliver) is a vibrant hub for both the city's residential rental market and boutique retail scene. This lively area boasts charming boutiques, art galleries, cafes, and restaurants. Significant residential growth is evident with new developments such as the MacLaren, Mercury Block, Cobalt, and the Hat on 122, which will collectively add hundreds of apartment rental units to the area over the

next couple years. Further, the 124th Street Market, a beloved community staple, offers high-quality, locally made and grown products, enhancing the neighborhood's appeal.

The property enjoys daily traffic of over 22,300 vehicles along 107 Avenue and benefits from a daytime working population of 44,000 people. The property offers tenants the opportunity to capitalize on high-end finishes and a fully equipped kitchen and dining area, reducing startup costs.



14,700 VPD ON 124 STREET & 22,300 VPD ON 107 AVENUE



# DEMOGRAPHICS

2 KM RADIUS

## 48,660

RESIDENTS

44,102 daytime population  
7.3% growth (2018-2023)  
14.3% projected growth (2023-2028)

## \$96,572

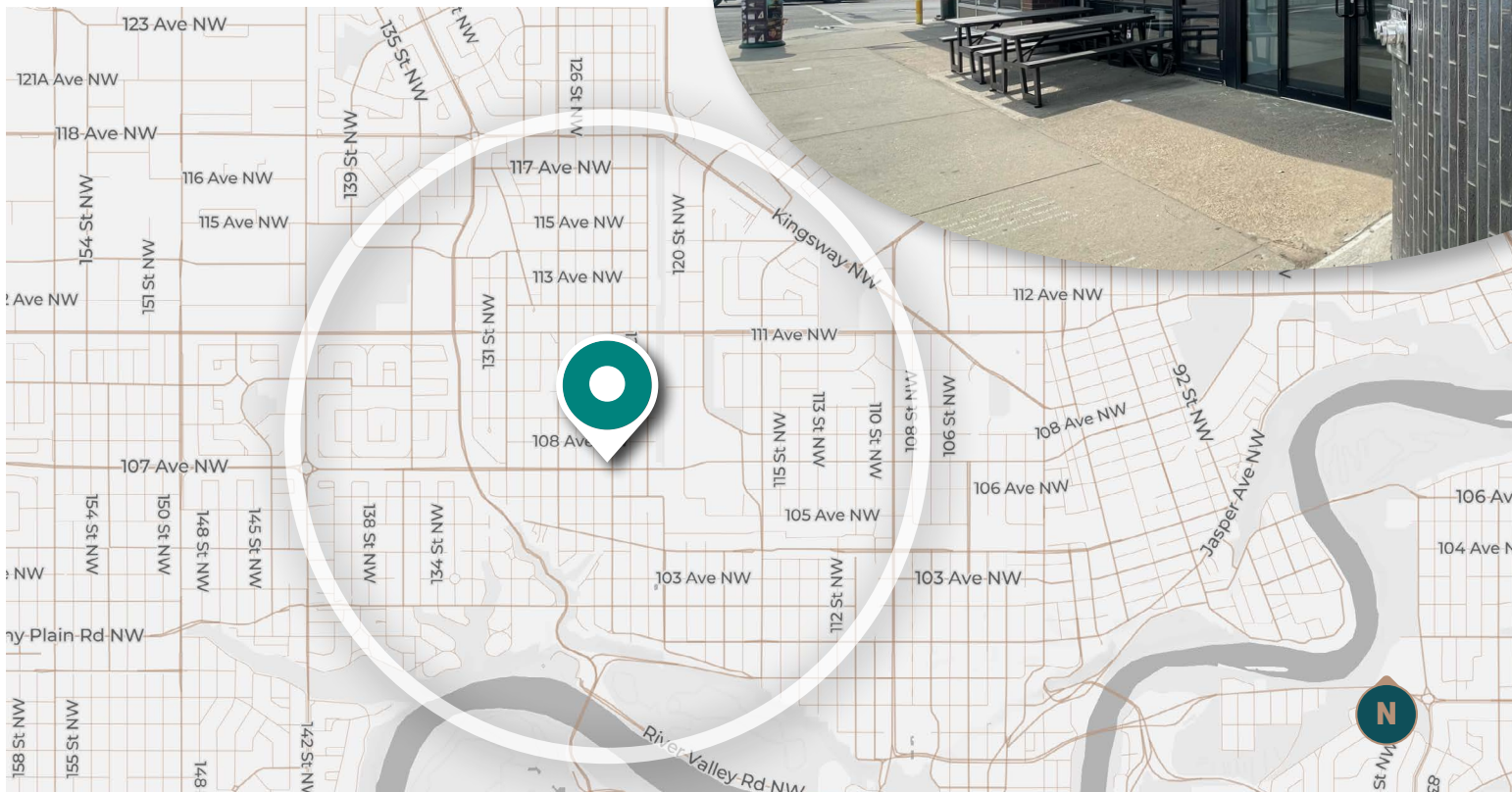
AVERAGE HOUSEHOLD INCOME

26.2% earn \$60-100,000  
31.9% earn \$100,000+

## 30.0%

20-44 YRS

0-19 yrs = 13.5%  
44-64 yrs = 21.9%  
65+ yrs = 17.1%



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