

| EDMONTON HOUSE |

10205 100 AVENUE | EDMONTON | AB
RETAIL FOR LEASE



UP TO 20 STALLS



EASY ACCESS



SMALL UNIT

SMALL MAIN FLOOR UNIT

- 250 SF available for lease with potential for up to 20 reserved parking stalls
- Centrally located near the downtown core
- Ease of access just south of Jasper Avenue on Bellamy Hill Road
- Ideal for car rental companies, personal services, and professional services

ERIC SLATTER

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RETAIL SPACE

10205 100 AVENUE | EDMONTON | AB

Vacancy	250 SF
Available	April 2023
Municipal	10205 100 Avenue, Edmonton, AB
Legal	Lot 64A, Block 1, Plan 26RS
Zoning	Core Commercial Arts Zone (CCA)
Gross Rent	Negotiable
Utilities	Separately metered
Parking	Up to 20 reserved stalls



+ 13,500 VPD ON BELLAMY HILL NORTH

[POPULATION]

56,719 residents

120,648 daytime population

9.8% growth (2017-2022)

19.3% projected growth (2022-2027)

[INCOME]

Average household income of \$94,708

23.7% of households earn \$60,000 to \$100,000

30.9% of households earn more than \$100,000

[AGE]

0-19 yrs = 8.4%

20-39 yrs = 46.8%

40-59 yrs = 23.6%

60+ yrs = 21.1%

[TRAFFIC]

**13,500 VPD on
Bellamy Hill North**

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