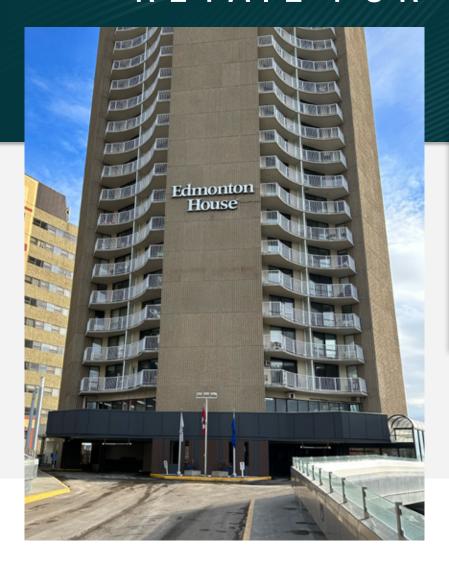
EDMONTON HOUSE I

10205 100 AVENUE I EDMONTON I 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

Partner

780.540.5322

eric.slatter@omada-cre.com

MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com



R E T A I L S P A C E

10205 100 AVENUE I EDMONTON I AB

Vacancy 250 SF Available April 2023

Municipal 10205 100 Avenue, Edmonton, AB

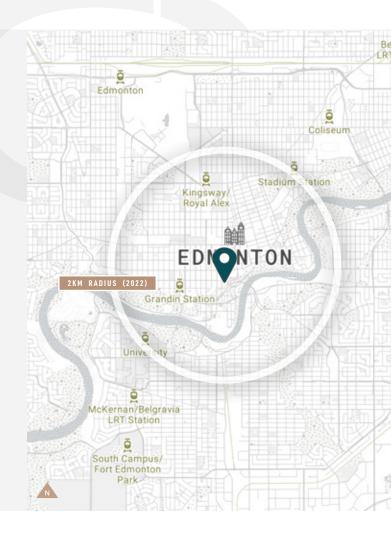
Legal Lot 64A, Block 1, Plan 26RS

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

ERIC SLATTER

Partner

780.540.5322

eric.slatter@omada-cre.com

MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com

