

LIMELIGHT BUILDING

10350 124 Street | Edmonton | AB

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2
OMADA-CRE.COM | 780.540.5320

RETAIL FOR LEASE

850 - 2,000 SF

FIXTURED RETAIL &
CAFÉ SPACE



- High profile retail and hospitality spaces available immediately
- Located in one of Edmonton's most vibrant high streets
- Take advantage of high quality existing improvements to save on start-up costs
- Oliver 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

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Associate

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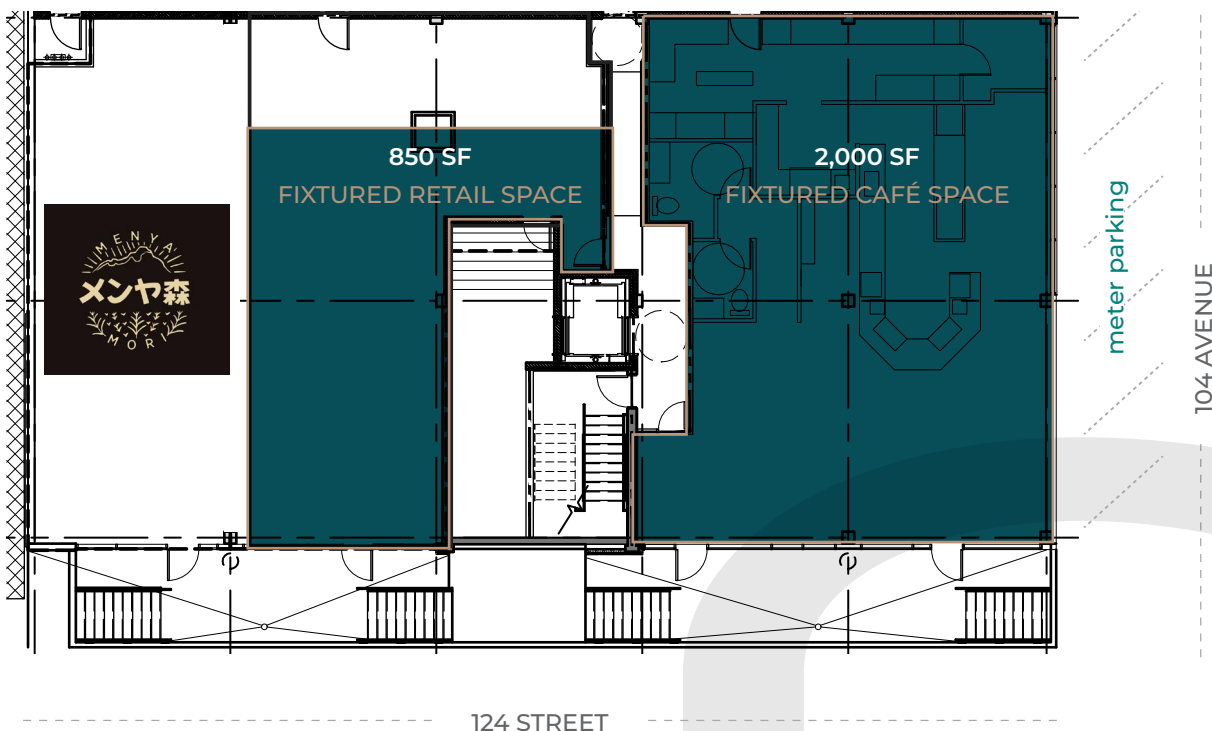
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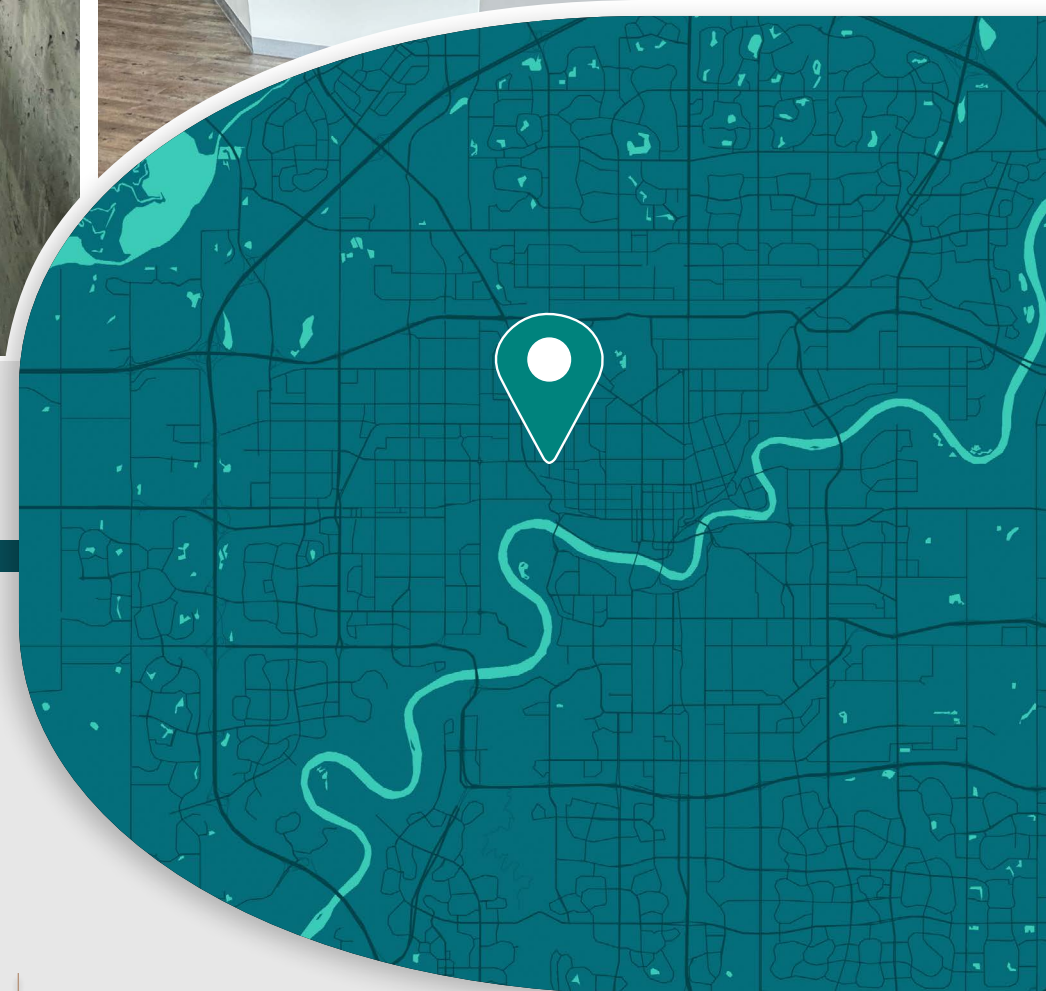
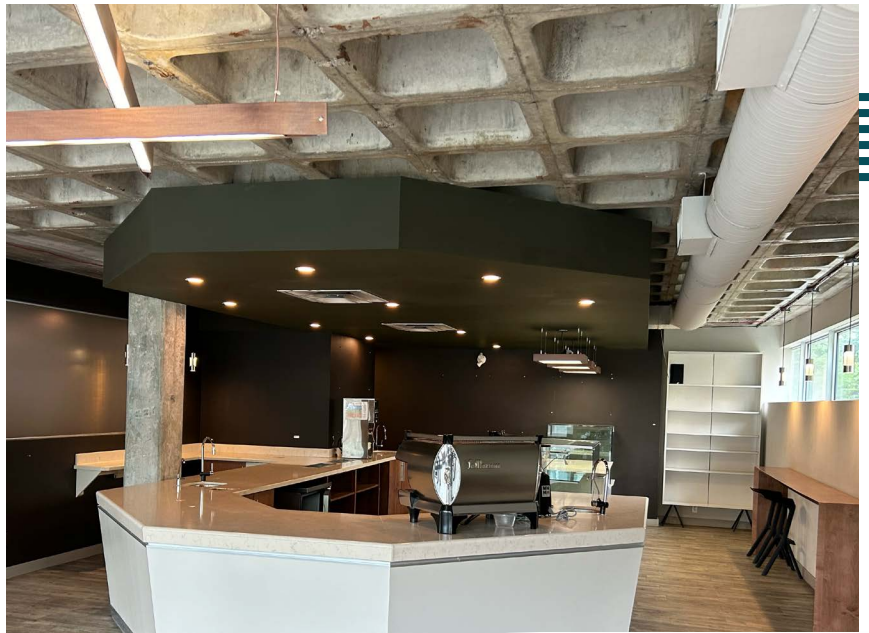
PROPERTY FEATURES

Vacancy	Fixtured Retail Space 850 sf	Fixtured Café Space 2000 sf
Available	Immediately	
Municipal	10350 124 Street, Edmonton, AB	
Legal	Lots 19-20, Block 32, Plan RN22	
Access	124 Street & Stony Plain Road	
Zoning	Mixed Use	
Basic Rent	Market	
Op Costs	CAM.	\$8.63 psf
	Property Tax.	\$4.86 psf
	Total	\$13.49 psf (2024 est.)
Signage	Chanel letter fascia	
Parking	Ample meter and street parking available in the immediate area Covered, heated building parking available at market rates	



SITE PLAN





DEMOGRAPHICS

WITHIN 2 KM

42,919

DAYTIME POPULATION

47,147 RESIDENTS

8.5% GROWTH (2018-2023)

15.3% PROJECTED GROWTH (2023-2028)

42.3% (20-39)

POPULATION AGE

0-19 = 12.1%

40-59 = 23.1%

60 PLUS = 22.5%

\$99,394

AVERAGE HOUSEHOLD INCOME

26.7% EARN \$60,000 TO \$100,000

33.2% EARN MORE THAN \$100,000