

| 124TH STREET FREE STANDING BUILDING |

RETAIL FOR LEASE | SALE

10109 & 10115 124 STREET | EDMONTON | AB



RARE OPPORTUNITY FOR LAND & BUILDING ALONG 124 STREET

- 25,000 SF Freestanding Building on 19,300 SF of Land (Approx.)
- Owner/ User opportunity or Development Site
- Approximately 18 surface parking stalls on site
- Located in the heart of the 124 Street Business Improvement Area

ERIC SLATTER

Partner

780.540.5322

eric.slatter@omada-cre.com

BEN ASHWORTH

Associate

780-540-5329

ben.ashworth@omada-cre.com

DIGITAL WALK THROUGH

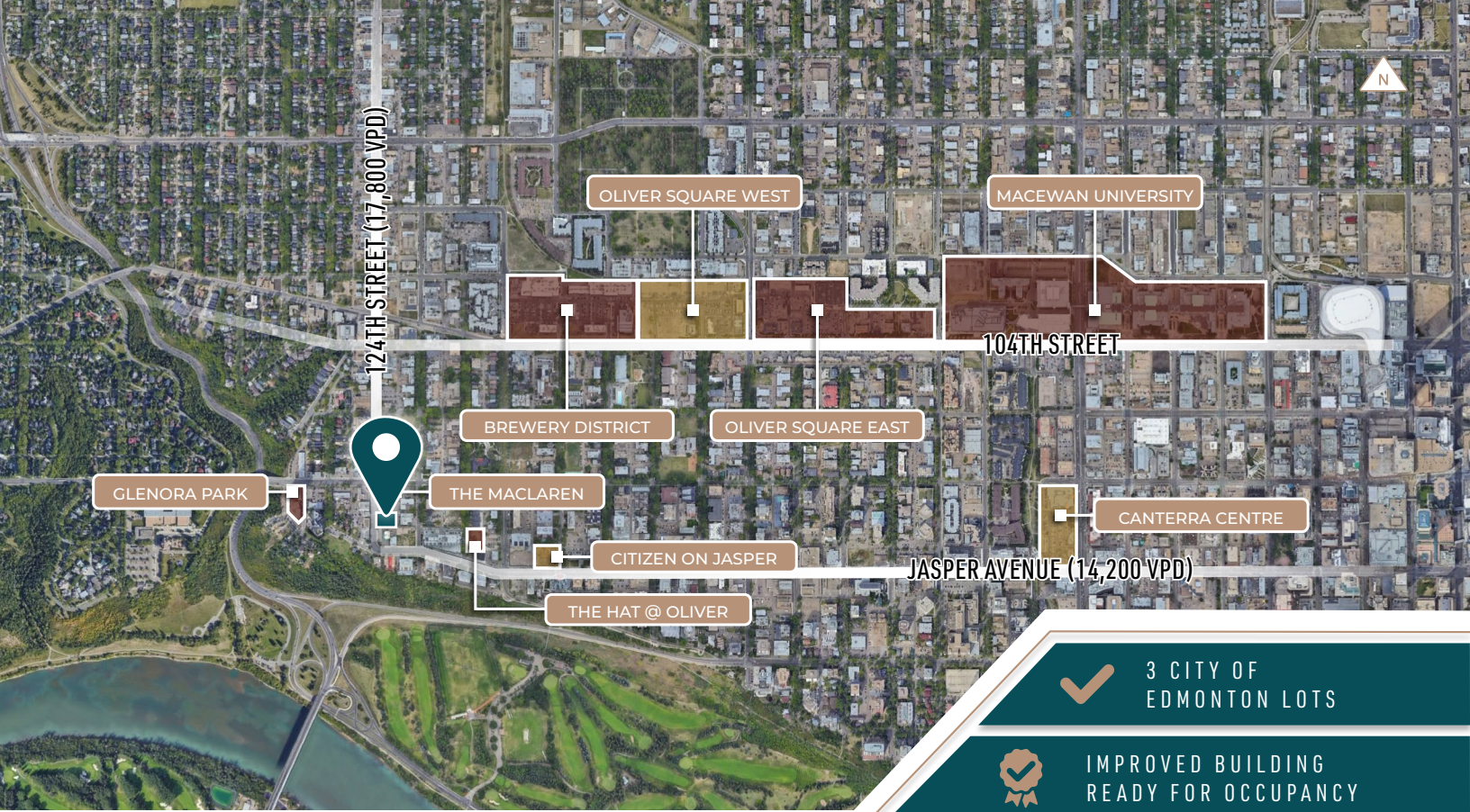


| OMADA-CRE.COM

| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL



-  3 CITY OF EDMONTON LOTS
-  IMPROVED BUILDING READY FOR OCCUPANCY
-  APPROXIMATELY 19,000 SF OF LAND AREA

Vacancy

Main Floor
10,777 SF

Lower Level (North)
8,508 SF

Lower Level (South)
1,635 SF

Second Level
5,028 SF

Total
25,949 SF

Site Area 19,300 SF

Available Negotiable

Year Built 1959

Municipal 10109 & 10115 - 124 Street, Edmonton, AB

Legal Lots 5-7, Block 19, Plan RN22

Zoning [CB1 \(Low Intensity Business Zone\)](#)

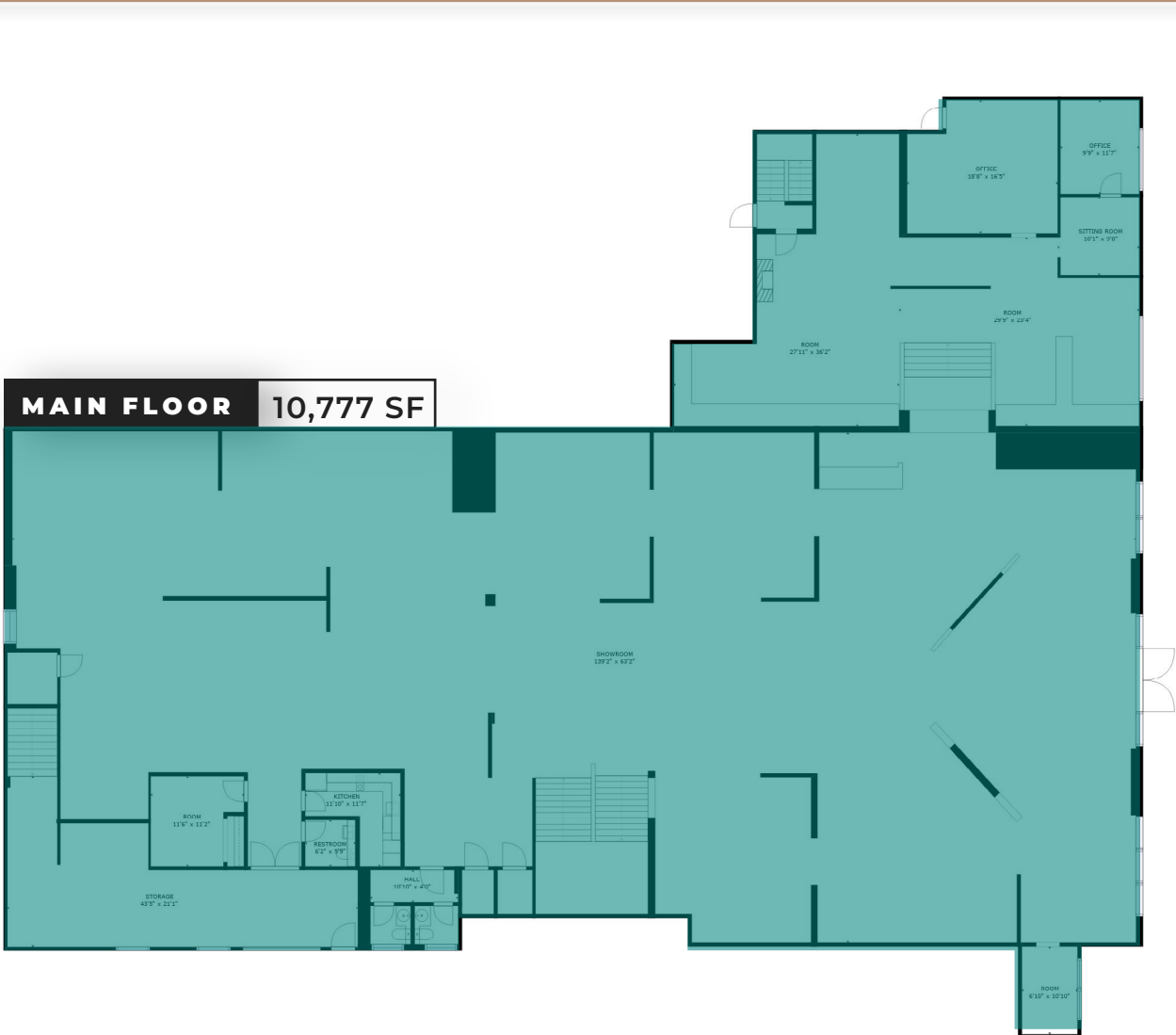
Sale Price \$4,800,000

Property Taxes \$97,885.54 (2022)

Op Costs \$6.00 PSF (2022 estimate)

Parking 18 Parking Stalls







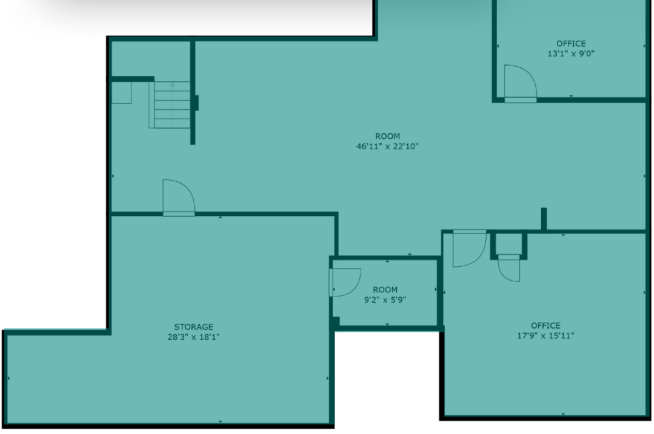
LOWER LEVEL (NORTH) 8,508 SF



SECOND LEVEL 5,028 SF

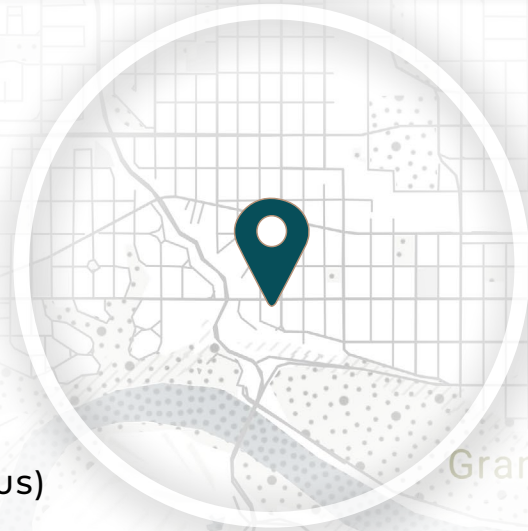


LOWER LEVEL (SOUTH) 1,635 SF



FREE STANDING BUILDING FOR SALE OR LEASE

Omada Commercial is pleased to release for Lease or Sale this unique free-standing building with on-site loading and parking. 124th Street is one of Edmonton's premier destination main street districts, and is home to fine restaurants, art galleries, boutiques, offices, and fitness services. The area is differentiated with a wide mix of residential properties, and community events. Immediately connected to Jasper Avenue, the Property also offers easy access to downtown and West Edmonton.



DEMOGRAPHICS (2KM RADIUS)

[POPULATION]

45,742 residents

44,959 daytime population

9.3% growth (2017-2022)

13.3% projected growth (2022-2027)

[INCOME]

Average household income of \$108,002

25.9% of households earn \$60,000 to \$100,000

33.4% of households earn more than \$100,000

[AGE]

0-19 yrs = 10.6%

20-39 yrs = 43.6%

40-59 yrs = 23.4%

60+ yrs = 22.2%

[TRAFFIC]

17,800 VPD on 124th Street

14,200 VPD on Jasper Avenue

ERIC SLATTER

Partner

780.540.5322

eric.slatter@omada-cre.com

BEN ASHWORTH

Associate

780-540-5329

ben.ashworth@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL