

MERCHANTS ROW

3643/3873 99 Street, Edmonton, AB

RETAIL FOR LEASE



UNIT 3747
1,566 SF

LEASED



UNIT 3729
2,100 SF



HIGH EXPOSURE RETAIL SHOWROOM OPPORTUNITIES

- 1,566 – 4,661 SF of high exposure commercial space available immediately
- Landmark location in south Edmonton, well-positioned along 99 Street with quick access to 34 Avenue and Whitemud Drive
- Flexible zoning and ample on-site parking allow for accommodation of a variety of retail, commercial and light industrial uses
- High daytime traffic from surrounding businesses as well as daily-needs traffic from commuters and residential areas in close proximity

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

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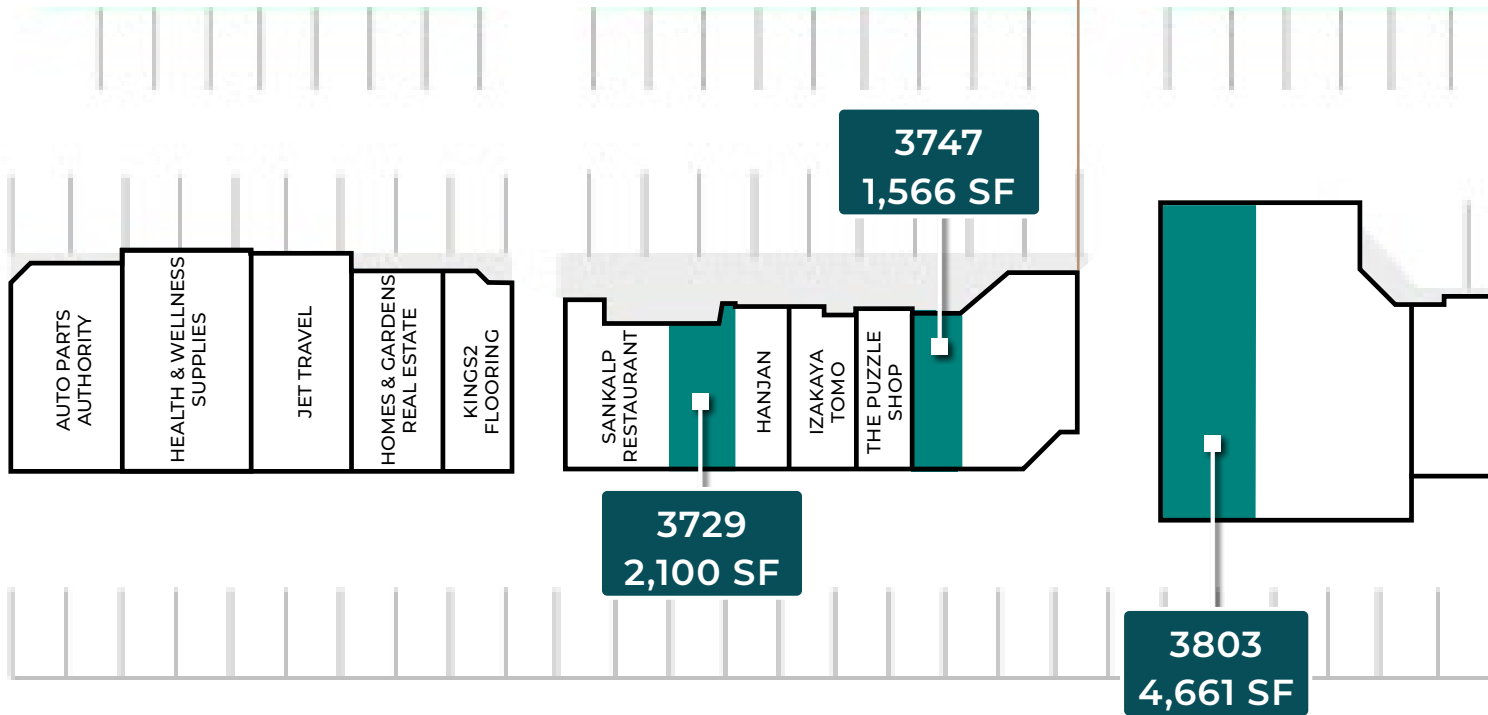
780.540.5320

Omada
COMMERCIAL



MOVE YOUR MOUSE THROUGH THE PHOTO ICONS TO SEE EACH UNIT

99 STREET



BUILDING C

- 3803 – 99 Street NW
- 4,661 SF
- Approx 1/3 retail showroom area with 2/3 warehouse, with built-out washrooms.

BUILDING D

- 3747 – 99 Street NW
- 1,566 SF - FIXTURED
- Fixtured former hair salon. Suitable for a variety of health, wellness or aesthetics uses
- 3743 – 99 Street
- 2,061 SF
- Former Eurolux Kitchen showroom. Approximately 2/3 retail showroom with 1/3 warehouse. Bonus mezzanine.
- 3729 – 99 Street
- 2,100 SF
- Former Auto Parts Authority (relocated and expanded within centre). Approx 50% showroom and 50% warehouse

BUILDING A

- 3859 – 99 Street NW
- 2,633 SF
- Office build out, with washbay
- Potential for drive-thru bay
- Available October 2024

aquabatics

Once upon a child

JobSite Workwear

GILL & BIRD
CHARTERED PROFESSIONAL
ACCOUNTANTS

SUBWAY

GOLF TRADERS

99 STREET

3859
2,633 SF

Z

PROPERTY FEATURES

BUILDING D

Unit 3729 2,100 SF

Unit 3747 1,566 SF

Municipal

3643/3873 – 99 Street, Edmonton, AB

Available

Immediately

Legal

Plan 9120758; Block 4; Lot 6-7

Plan 9222942; Block 4; Lot 8A

Zoning

[Business Employment Zone \(BE\)](#)

[Direct Control \(DC2 269\)](#)

BUILDING C

Unit 3803 4,661 SF

Basic Rent

Negotiable

**Op Costs
(2024 est.)**

Property Taxes \$4.23 PSF

CAM \$4.63 PSF

Admin \$0.46 PSF

Total \$9.32 PSF

BUILDING A

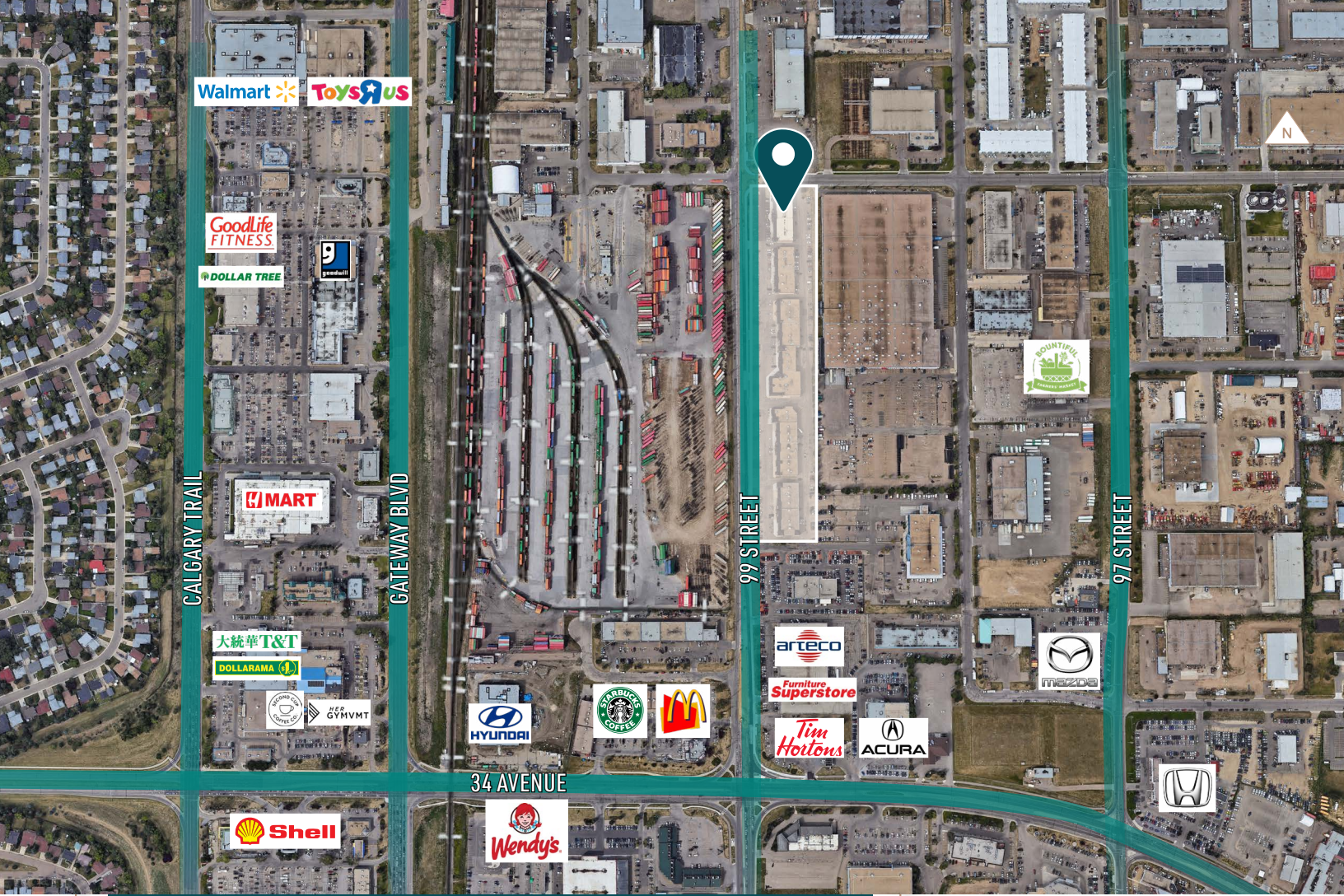
Unit 3859 2,633 SF

Utilities

Separately metered

Parking

Approx. 311 parking stalls



DEMOGRAPHICS

WITHIN 3KM



91,526

DAYTIME POPULATION

54,563 RESIDENTS

4.3% GROWTH (2018-2023)

8.4% PROJECTED GROWTH (2023-2028)



\$104,689

AVERAGE HOUSEHOLD INCOME

28.9% EARN \$60,000 TO \$100,000

40.7% EARN MORE THAN \$100,000



18,000 VPD

99 STREET

92,400 VPD ON WHITEMUD DRIVE

23,200 VPD ON 34 AVENUE

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

OMADA-CRE.COM

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