

| SIGNATURE PLACE |

8924 - 149 STREET | EDMONTON | AB

RETAIL FOR LEASE



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HIGH EXPOSURE FREESTANDING RETAIL BUILDING

- Approximately 2,764 SF main floor and 2,305 SF second floor (demisable) available for lease
- Located along a major west end commuter corridors, with exposure to over 21,000 vehicles per day (2021)
- Situate your business in a retail node with a solid mix of national and local destination and service retailers such as Bon Ton Bakery, ATB, Black Tusk Athletics, BMO, Rice Bowl Deluxe, and Pro Care Pharmacy and Medical Clinic
- Strategic positioning allows for servicing the broader west end as well as surrounding affluent and mature communities of Crestwood, Valleyview, Laurier Heights and Lynnwood
- Second floor space offers a partially-fixture commercial kitchen

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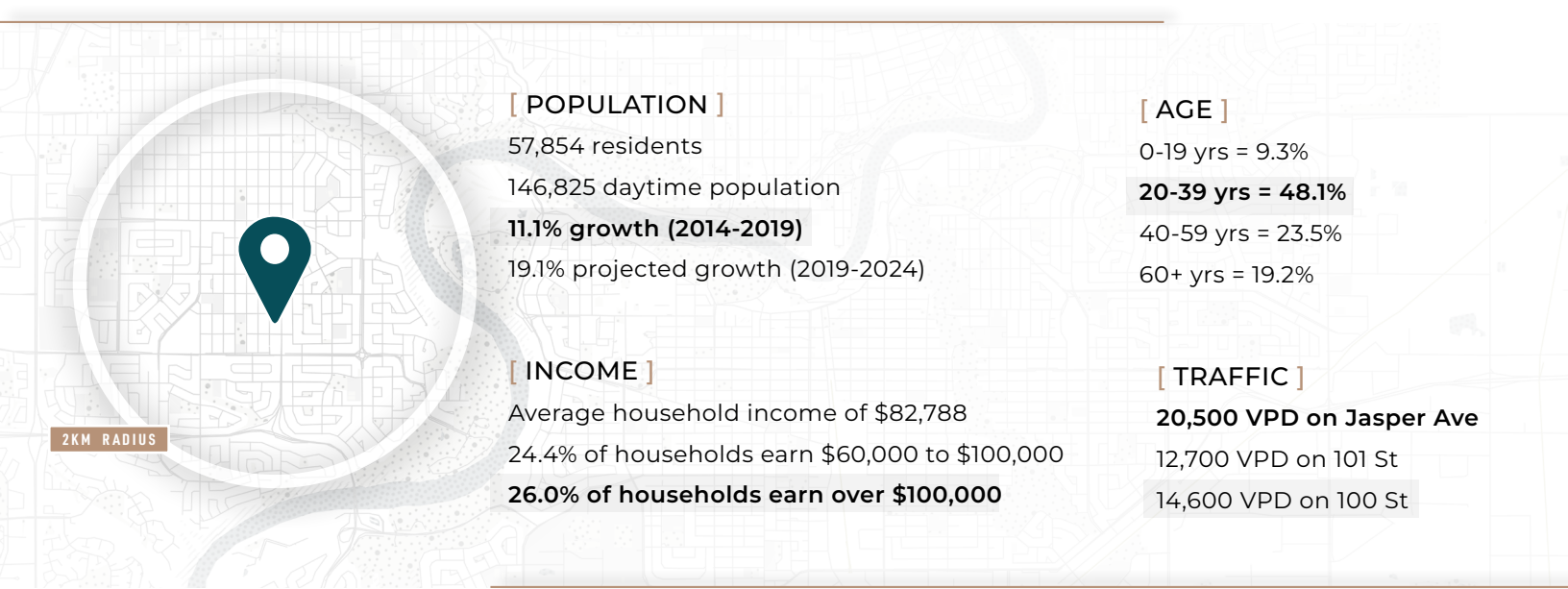
| 780.540.5320

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

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	+/- 2,764 SF Main Floor +/- 2,305 SF Second Floor +/- 5,069 SF (Demisable)	Zoning	(DC2) Development Control Provision
Available	Thirty (30) days notice	Basic Rent	Negotiable
Municipal	8924 - 149 Street NW, Edmonton	Op Costs	\$10.95 PSF (2024 est.)
Legal	Lot 28, Block 2, Plan 9621254	Utilities	Separately metered
		Parking	Approx. 30 stalls



SITE PLAN

