

# 124 STREET BUILDING

10517 124 STREET | EDMONTON | AB

RARE OPPORTUNITY  
IN THE AFFLUENT  
OLIVER AREA



## HIGHLIGHTS

- **UP TO 1,652 SF OF FULLY BUILT OUT OFFICE/RETAIL SPACE, STRATEGICALLY LOCATED ON THE RETAIL ARTERIAL OF 124TH STREET**
- Surrounded by the high-income neighborhoods of Glenora, Oliver, Westmount, and Queen Mary Park
- Strategically positioned on 124th Street benefiting from prime exposure to over 14,000 vehicles per day
- Join some of the city's finest local independent restaurants, coffee shops, art galleries, boutiques, and premium services

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## FEATURES

- **Vacancy:** 1,652 SF
- **Available:** Immediately
- **Municipal:** 10517 124 Street, Edmonton, AB T5N 1R8
- **Legal:** Plan RN22, Block 23, Lots 6 & 7
- **Access:** 124<sup>th</sup> Street
- **Zoning:** [Low Intensity Business Zone \(CB1\)](#)
- **Basic Rent:** Negotiable
- **Op Costs:** \$8.35 PSF (2023 est.)  
Includes water and gas
- **Parking:** ±2 Stalls
- **Signage:** Fascia



±2 PARKING  
STALLS



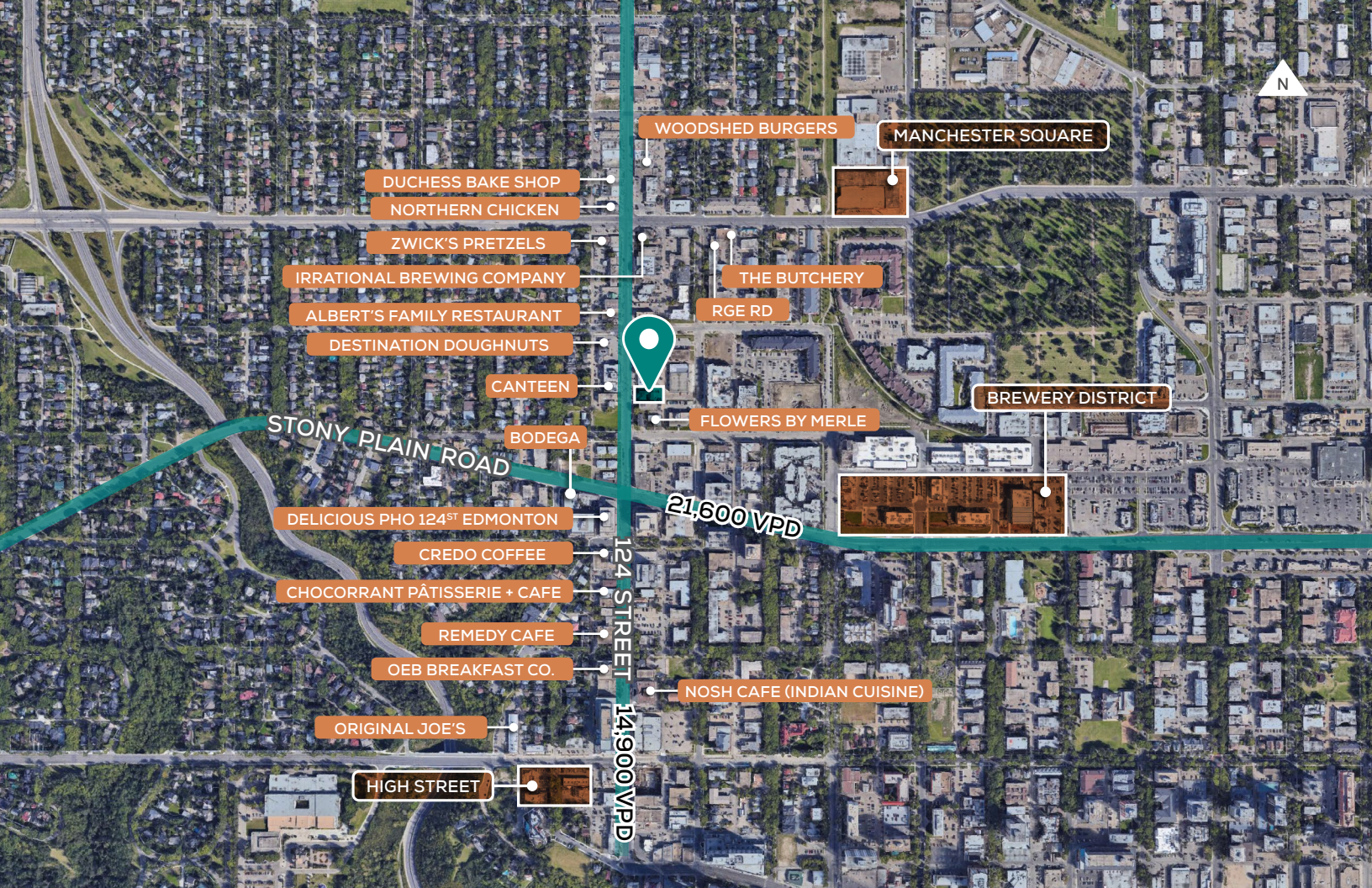
PART OF THE  
124TH STREET  
REVITALIZATION



RESTAURANTS, SHOPPING,  
AND SERVICES IN CLOSE  
PROXIMITY







# 124 STREET BUILDING

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Omada  
COMMERCIAL

## OPPORTUNITY

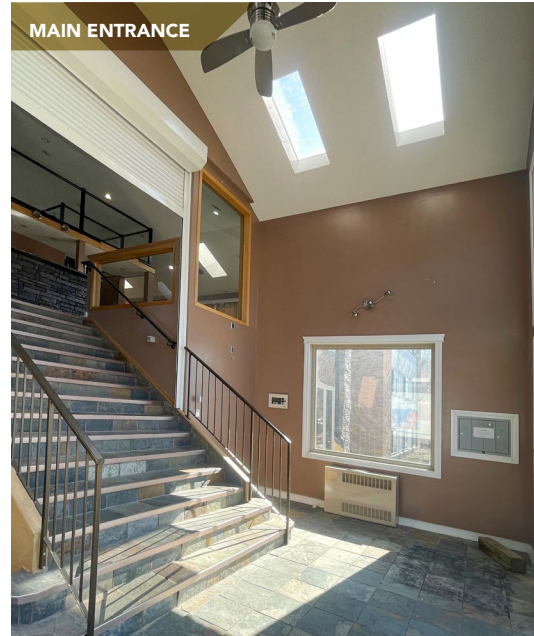
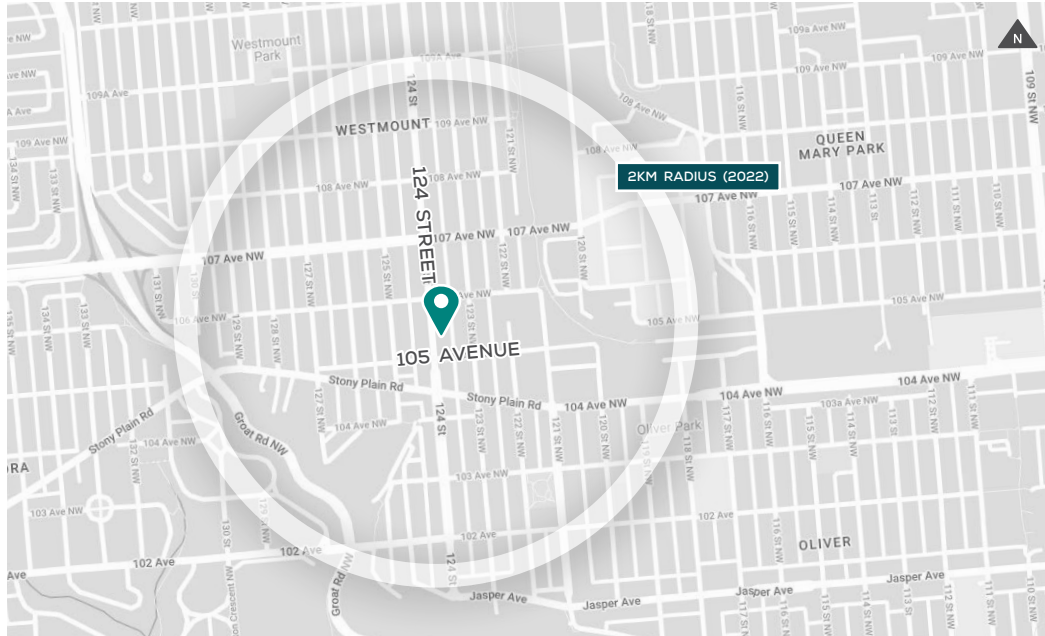
LOCATED IN THE HEART OF THE 124TH STREET RETAIL DISTRICT, THIS OPPORTUNITY OFFERS EXCELLENT EXPOSURE ONTO 124TH STREET WHICH BENEFITS FROM EXPOSURE TO OVER 14,900 VEHICLES PER DAY. 124<sup>th</sup> Street is a prominent shopping district in Edmonton that features local independent restaurants, art galleries, boutiques, and premium services. The building benefits from onsite parking and prime walkability from the residents of the surrounding neighborhoods. New developments add to the growth and excitement of this district with residential, commercial, and mixed-use projects adding to the density and vibrancy of the area.



# 124 STREET BUILDING

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## DEMOGRAPHICS



- 49,741 residents
- 49,442 DAYTIME POPULATION**
- 8.1% growth (2017-2022)
- 13.4% projected growth (2022-2027)



- Average household income of \$101,116
- 26.1% of households earn \$60,000 to \$100,000
- 31.9% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 11.9%
- 20-39 YRS = 42.1%**
- 40-59 yrs = 24.3%
- 60+ yrs = 21.9%



- 13,100 VPD ON 124<sup>TH</sup> STREET**

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