

| FREE STANDING RETAIL | RESTAURANT BUILDING |

8504 109 STREET | EDMONTON | AB

RETAIL FOR LEASE



FREESTANDING BUILDING WITH ON SITE PARKING AND PATIO

- High profile Garneau location
- Strategically situated along 109 Street with 27,800 VPD
- Surface parking, alley parking, and patio on site
- Demising option available
- Ideal for medical, restaurant, retail, professional service, fitness, daycare

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PROPERTY FEATURES

STANDALONE BUILDING | PATIO AVAILABLE | ONSITE PARKING

Vacancy 5,400 SF
Available Immediately
Municipal 8504 109 Street, Edmonton, AB T6G 1E5
Legal Lot E-F, Block 146, Plan 782AT
Zoning [\(CB1\) Low Intensity Business Zone](#)

Basic Rent Please Contact
Op Costs \$13.75 PSF (2023 est.)
Signage Pylon & Fascia
Parking Surface & Alleyway

[POPULATION]

42,521 residents
 54,422 daytime population
 9.2% growth (2017-2022)
17.0% projected growth (2022-2027)

[AGE]

0-19 yrs = 10.2%
20-39 yrs = 53.5%
 40-59 yrs = 18.5%
 60+ yrs = 17.9%

[INCOME]

Average household income of \$102,798
 23.1% of households earn \$60,000 to \$100,000
 32.8% of households earn more than \$100,000

