# 8924 - 149 STREET I EDMONTON I AB RETAIL FOR LEASE

I SIGNATURE PLACE |



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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-fixtured commercial kitchen

OMADA-CRE.COM 780.540.5320

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



### **PROPERTY** FEATURES

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



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57,854 residents 146,825 daytime population **11.1% growth (2014-2019)** 19.1% projected growth (2019-2024)

#### [INCOME]

Average household income of \$82,788 24.4% of households earn \$60,000 to \$100,000 **26.0% of households earn over \$100,000**  [ AGE ] 0-19 yrs = 9.3% 20-39 yrs = 48.1% 40-59 yrs = 23.5% 60+ yrs = 19.2%

[ TRAFFIC ] 20,500 VPD on Jasper Ave 12,700 VPD on 101 St 14,600 VPD on 100 St

#### SITE PLAN

