

| ARMSTRONG BLOCK |

10125 104 STREET | EDMONTON | AB
RETAIL FOR LEASE



FOR LEASE: MAIN FLOOR PREMISES ON 4TH STREET PROMENADE

- 2,950 SF Main Floor Space Available
- Located on 4th Street Promenade
- Beautiful Brick & Beam Heritage Building
- Existing open layout

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COMMERCIAL

PROPERTY FEATURES

Main Floor	2,950 SF Available
Available	Immediately
Municipal	10125 104 Street, Edmonton, AB
Legal	Lot 159; Block 3; Plan NB1
Access	Jasper Avenue & 104 Street
Zoning	Heritage Area Zone (HA)
Parking	Street Parking Available
Basic Rent	Negotiable
Additional Rent	\$9.00 PSF (2022 estimate.)



OPPORTUNITY

Armstrong Block is situated on the north side of Jasper Avenue, along the 104 Street promenade. The property is supported by strong residential density in the area, with population growth estimated at 18.3% over the next five years. It also benefits from being surrounded by office towers, commercial businesses, educational institutions and hotels that add to the customer base.



LOCATED IN THE HEART OF DOWNTOWN ACTIVITY



DENSE DAYTIME AND EVENING POPULATION BASE



UNIQUE EDWARDIAN HERITAGE BUILDING

