I ARMSTRONG BLOCK I

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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Partner

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PROPERTY FEATURES

Main Floor 2,950 SF Available

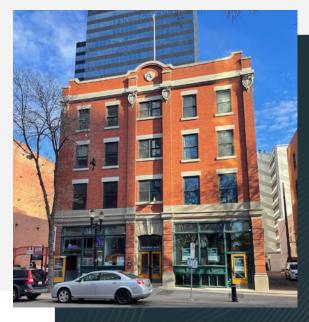
Available Immediately

Municipal 10125 104 Street, Edmonton, AB

LegalLot 159; Block 3; Plan NB1AccessJasper Avenue & 104 StreetZoningHeritage Area Zone (HA)ParkingStreet 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.



