

# LIFE IS MORE FUN IN THE MIDDLE

- Brand new mixed-use residential and retail development
- 163 purpose built rental units with main floor commercial
- Retail bays surround and animate the unique open air courtyard
- Located just off 124 Street, in the desirable neighborhood of Oliver
- **Fixtured QSR bay available**



## THE MERCURY BLOCK

12322 102 AVENUE | EDMONTON | AB

### RETAIL FOR LEASE



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COMMERCIAL



THE MERCURY BLOCK

# RETAIL SPACE

12322 102 AVENUE | EDMONTON | AB

Availability	Multiple Units
Timing	Immediately
Address	12322 102 Avenue, Edmonton, AB
Access	102 Avenue/123 Street
Zoning	<u>MU - Mixed-Use Zone</u>
Basic Rent	Negotiable
Op Costs	\$16.00 PSF (2025 est.)
Parking	Underground parking on P1 (approx. 65 stalls)
Signage	Fascia



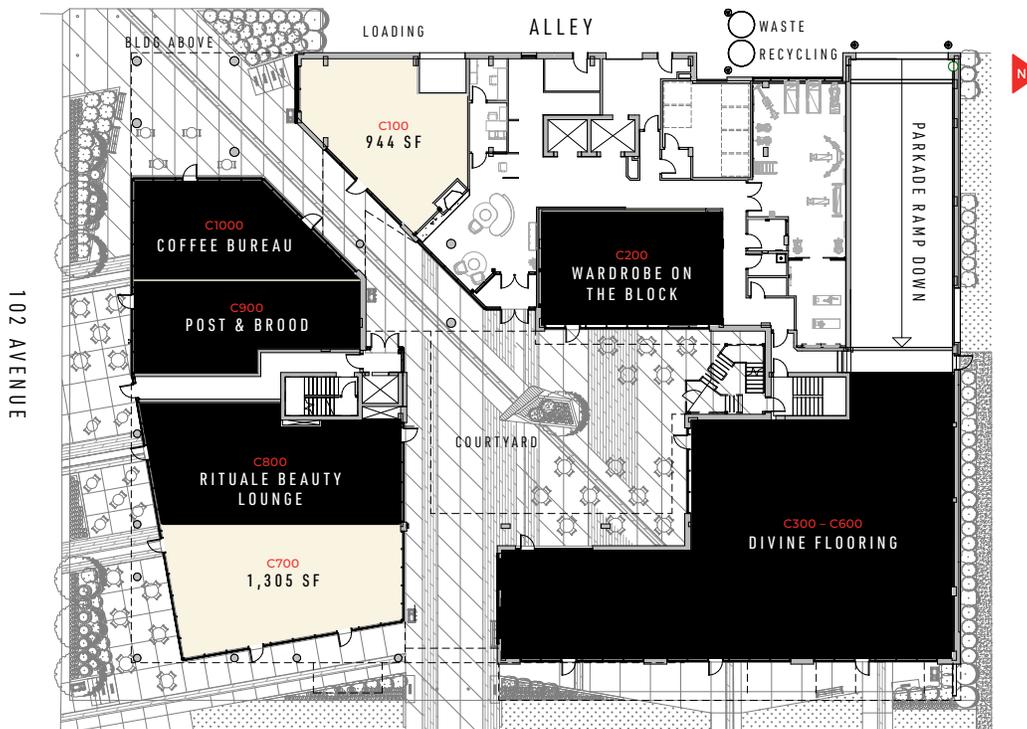
SMALL RETAIL BAYS



163 RESIDENTIAL UNITS ONSITE



AVAILABLE IMMEDIATELY



123 STREET



THE MERCURY BLOCK

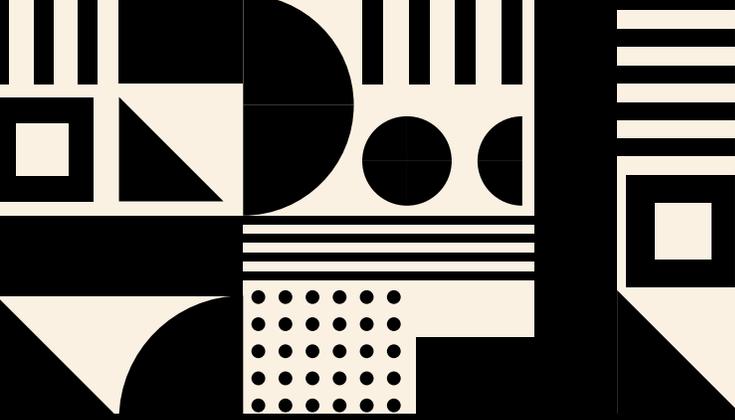
# THE MERCURY BLOCK IS THE NEXT MAJOR PROJECT IN THE 124 STREET AREA

'The Mercury Block' takes inspiration from the element itself – a shifting, changing place full of intrigue, offering visitors and residents a unique experience each time they pass through its portal and into the open square. This development is a 6-storey 163 unit mixed-use development located just off 124 Street. Featuring a unique open courtyard surrounded by small retail bays, the Property provides a public space with the visitor in mind.

The Mercury Block is located in Edmonton's most dense neighborhood of Oliver. The Property benefits from the close proximity to the 124 Street Entertainment District, as well as events such as the 102 Ave Farmer's Market. The Mercury Block is sure to be an integral piece of the Oliver retail node.



“ THE MERCURY BLOCK IS SURE TO BE AN INTEGRAL PIECE OF THE OLIVER RETAIL NODE ”



# THE MERCURY BLOCK

12322 102 AVENUE | EDMONTON | AB  
RETAIL FOR LEASE

## [ POPULATION ]

51,540 residents

55,284 daytime population

16.3% growth (2018-2025)

17.2% projected growth (2025-2030)

## [ INCOME ]

Average household income of \$95,507

25.0% of households earn \$60,000 to \$100,000

29.7% of households earn more than \$100,000

## [ AGE ]

0-19 yrs = 11.4%

20-39 yrs = 42.8%

40-59 yrs = 22.6%

60+ yrs = 23.3%

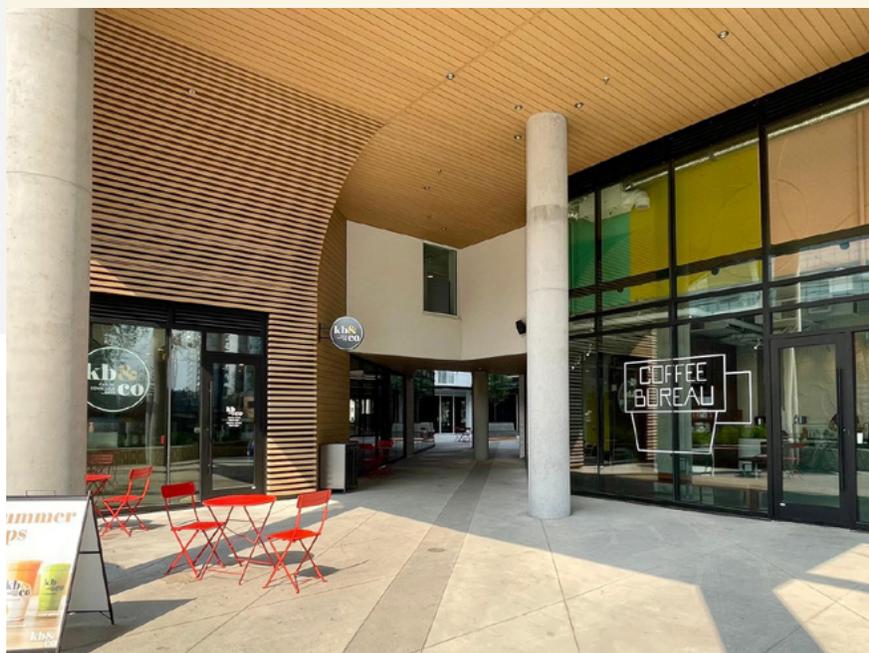
## [ TRAFFIC ]

20,900 VPD on 124 Street

21,000 VPD on Jasper Avenue

4,000 VPD on 102 Avenue

1,100 VPD on 123 Street



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