

| END CAP UNIT | RETAIL BUILDING |

RETAIL FOR LEASE

8504 109 Street, Edmonton, AB



- End cap unit 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
- Neighboring medical clinic and pharmacy
- Ideal for restaurant, retail, professional service, fitness, daycare

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PROPERTY FEATURES

END CAP UNIT | PATIO AVAILABLE | ONSITE PARKING

Vacancy	2,100 SF
Available	Immediately
Municipal	8504 109 Street, Edmonton, AB T6G 1E5
Legal	Lot E-F, Block 146, Plan 782AT
Zoning	(CBI) Low Intensity Business Zone
Basic Rent	Please contact
Op Costs	\$15.00 (2025 est.)
Signage	Pylon & Fascia
Parking	Surface & Alleyway

DEMOGRAPHICS

54,422

DAYTIME POPULATION

42,521 residents
 9.2% growth (2017-2022)
 17.0% projected growth (2022-2027)

\$102,798

AVERAGE HOUSEHOLD INCOME

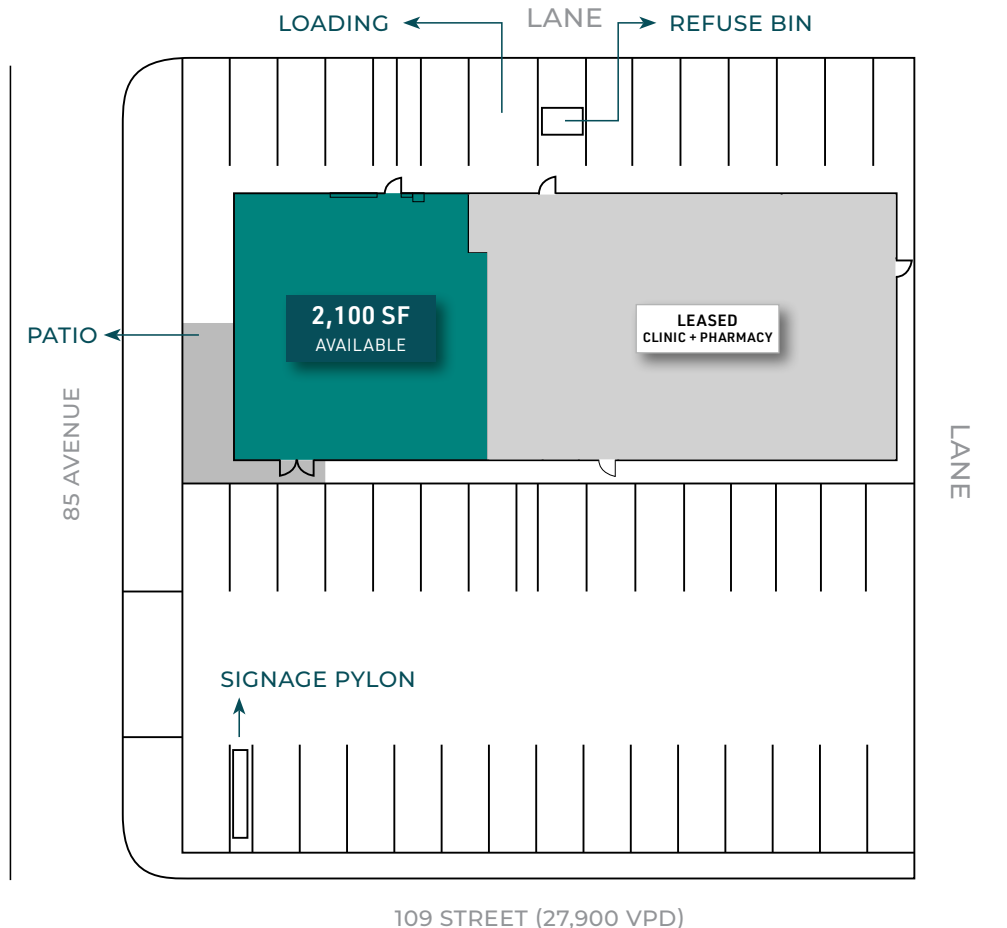
23.1% earn \$60-100,000
 32.8% earn \$100,000+

53.5%

20-39 YRS

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

FLOOR PLAN



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