

MERCHANTS ROW

3643/3873 99 Street, Edmonton, AB

RETAIL FOR LEASE

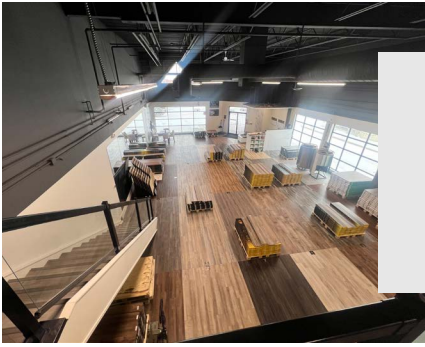


HIGH EXPOSURE RETAIL SHOWROOM OPPORTUNITIES

- 2,100 – 4,661 SF of high exposure commercial space available immediately
- Landmark location in south Edmonton, well-positioned along 99 Street with quick access to 34 Avenue and Whitemud Drive
- Flexible zoning and ample on-site parking allow for accommodation of a variety of retail, commercial and light industrial uses
- High daytime traffic from surrounding businesses as well as daily-needs traffic from commuters and residential areas in close proximity

CHRIS KILLINGSWORTH
Associate
780.232.6939
chris.killingsworth@omada-cre.com

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BUILDING E 3673 - 99 STREET

2,642 SF + 544 SF Mezzanine

High-profile end-cap location, fixtured as a retail showroom.
High ceilings



BUILDING D 3729 - 99 STREET

2,100 SF - FIXTURED

Former Auto Parts Authority (relocated and expanded within centre). Approx 50% showroom and 50% warehouse



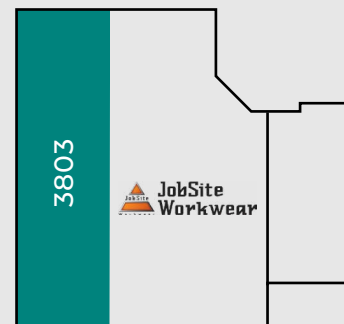
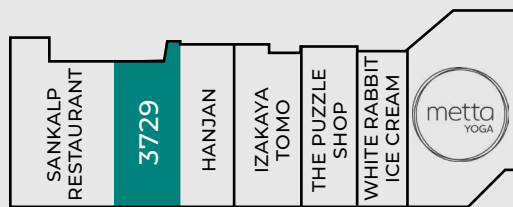
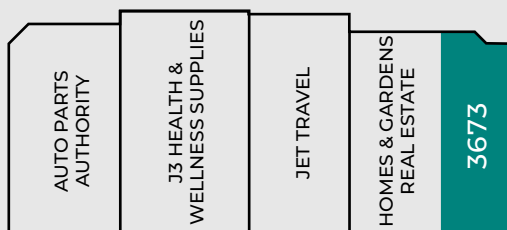
BUILDING C 3809, 99 STREET NW

4,661 SF

Approx 1/3 retail showroom area with 2/3 warehouse, with built-out washrooms.



99 STREET



SITE PLAN



BUILDING A 3859 - 99 STREET

2,633 SF
 Office build out, with washbay
 Potential for drive-thru bay

PROPERTY FEATURES

BUILDING E

Unit 3673 2,642 SF

BUILDING D

Unit 3729 2,100 SF

Unit 3747 LEASED

BUILDING C

Unit 3803 4,661 SF

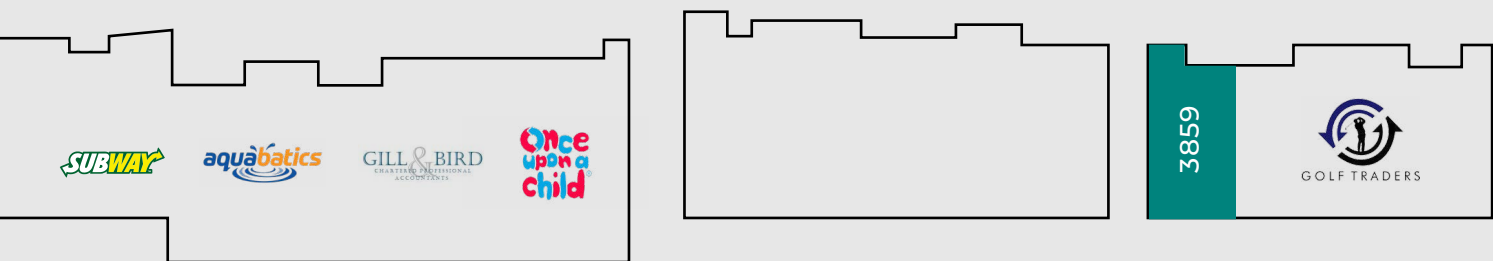
BUILDING A

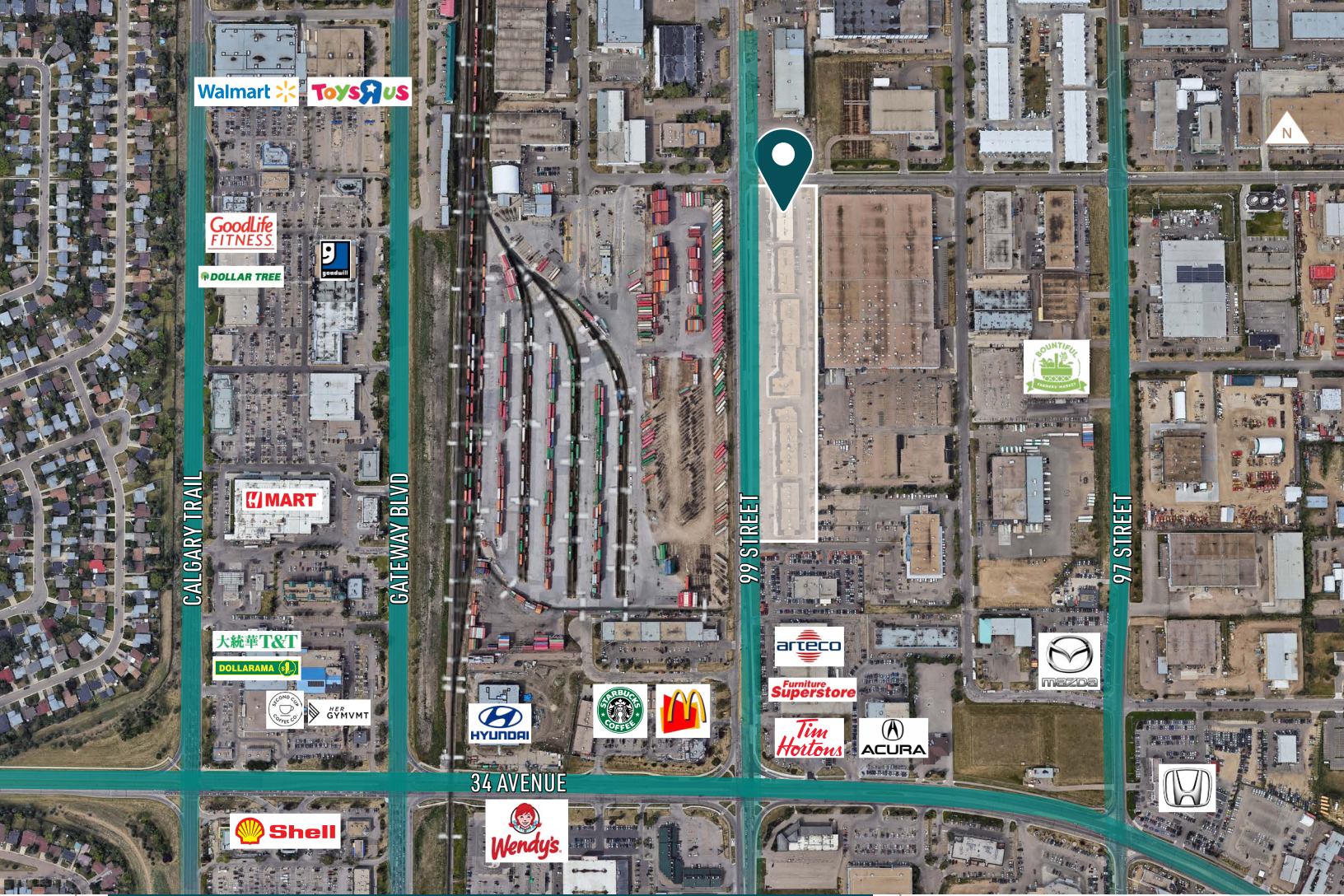
Unit 3859 2,633 SF

Municipal	3643/3873 – 99 Street, Edmonton, AB
Available	Immediately
Legal	Plan 9120758; Block 4; Lot 6-7 Plan 9222942; Block 4; Lot 8A
Zoning	Business Employment Zone (BE) Direct Control (DC2 269)
Basic Rent	Negotiable
Op. Cost	\$10.97 (2025 est.)
Utilities	Separately metered
Parking	Approx. 311 parking stalls



99 STREET





DEMOGRAPHICS

WITHIN 3KM



91,526

DAYTIME POPULATION

54,563 RESIDENTS

4.3% GROWTH (2018-2023)

8.4% PROJECTED GROWTH (2023-2028)



\$104,689

AVERAGE HOUSEHOLD INCOME

28.9% EARN \$60,000 TO \$100,000

40.7% EARN MORE THAN \$100,000



18,000 VPD

99 STREET

92,400 VPD ON WHITEMUD DRIVE

23,200 VPD ON 34 AVENUE

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

OMADA-CRE.COM

780.540.5320