

ALLIED

Omada  
COMMERCIAL

10238  
104  
Street  
NW





WELCOME TO

# 4TH STREET PROMENADE

4th Street Promenade is located on 104th Street between Jasper Avenue and ICE District on 104 Avenue.

This iconic downtown high street is home to local shops, iconic restaurants, and historic buildings. The restored brick & beam buildings in the Warehouse District live harmoniously with new residential towers. The promenade is home to the famous Downtown Farmers Market.

The exterior walls of the Mercer and TELUS buildings host the Neon Sign Museum. This unique open-air showcase functions as a gateway between Rogers Place and the 104 Street Promenade.



Neon Sign Museum



PROPERTY  
HIGHLIGHTS

A fully fixtured restaurant space with patio and private exterior entrance along downtown Edmonton’s historic 104th Street Promenade. Demising options are available.

CLASSIFICATION	Retail
NET RENT	Market
ADDITIONAL RENT	\$5.99 CAM and \$2.97 Property Tax
OCCUPANCY	Immediate
ZONING	HA - Heritage Area Zone
PARKING	Covered Random: \$210 / month Covered Reserved: \$260 / month
SIGNAGE	Facade Signage Available

FEATURED AREA

9,765 SF

Main Level

Suite 110

Availability: Immediate

\*Insuite utilities and janitorial are separately metered, additional costs



Interior as Occupied by Former Tenant



Interior as Unoccupied



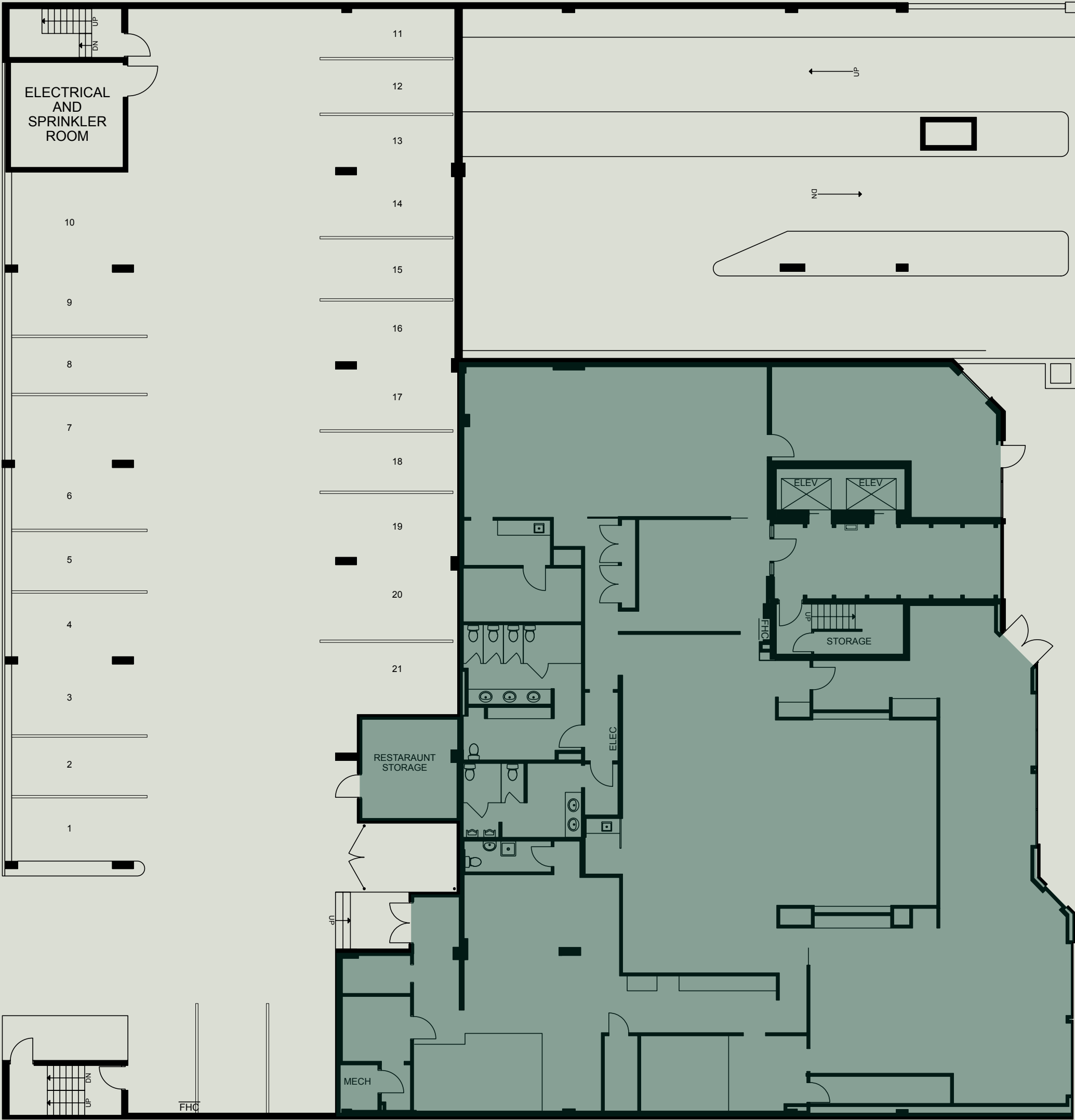
SUITE

HIGHLIGHTS

FLOOR	Main
SUITE	110
SF	9,765 SF
NET RENT	Market
AVAILABILITY	Immediate

- Fully fixtured restaurant space
- Patio along 104th Street Promenade
- Private exterior entrance
- Connected covered parking and paid street parking
- Signage available

Available Suite



104 Street

LOCATION  
HIGHLIGHTS

98

Walk Score

87

Transit Score

92

Bike Score

4

Minute Walk to Future  
Valley Line West LRT  
Station

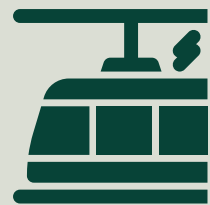
NEIGHBOURHOOD  
CONNECTIVITY



120,502+  
DAYTIME POPULATION  
Within a 2 km radius



11,800+  
VEHICLES PER DAY  
Along 104th Street Promenade



Future Transit  
VALLEY LINE WEST  
102 Avenue NW



## RESTAURANTS & COFFEE

13. Bar Bricco
14. Icehouse
15. Banquet
16. Cavern
17. Ono Poke Co
18. DOSC
19. Northern Chicken
20. Kb & Co
21. Sabor
22. Maria Mexican
23. Old Spaghetti Factory
24. Credo *(x2)*
25. Oodle Noodle
26. Tzin Wine Bar

27. Remedy Cafe
  28. Tim Hortons
  29. Starbucks
  30. Campio Brewing
  31. JOEY Bell Tower
  32. Delicious Pho
  33. Ace Coffee
- ## HOTELS
34. Delta Hotels by Marriot
  35. JW Marriot Edmonton
  36. Sandman Signature Hotel
  37. Coast Edmonton Hotel
  38. Union Bank Inn
  39. Fairmont Hotel MacDonald

## HOTELS



CONTACT US FOR MORE INFORMATION

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