

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



Interior as Occupied by Former Tenant



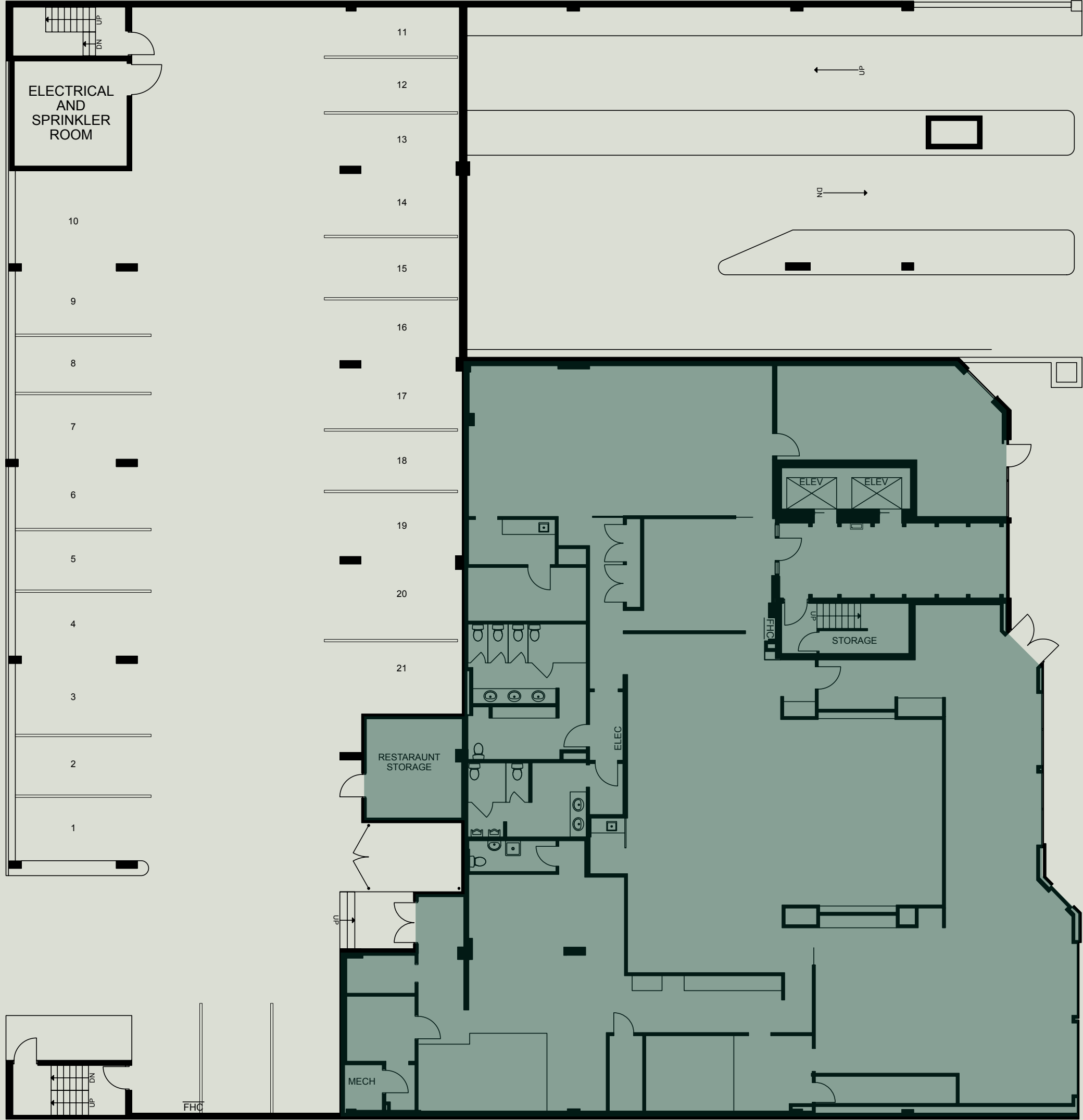
Interior as Unoccupied

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

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



104 Street

Available Suite

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

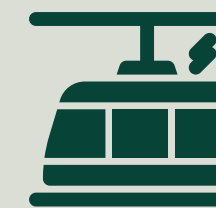
Within a 2 km radius



11,800+

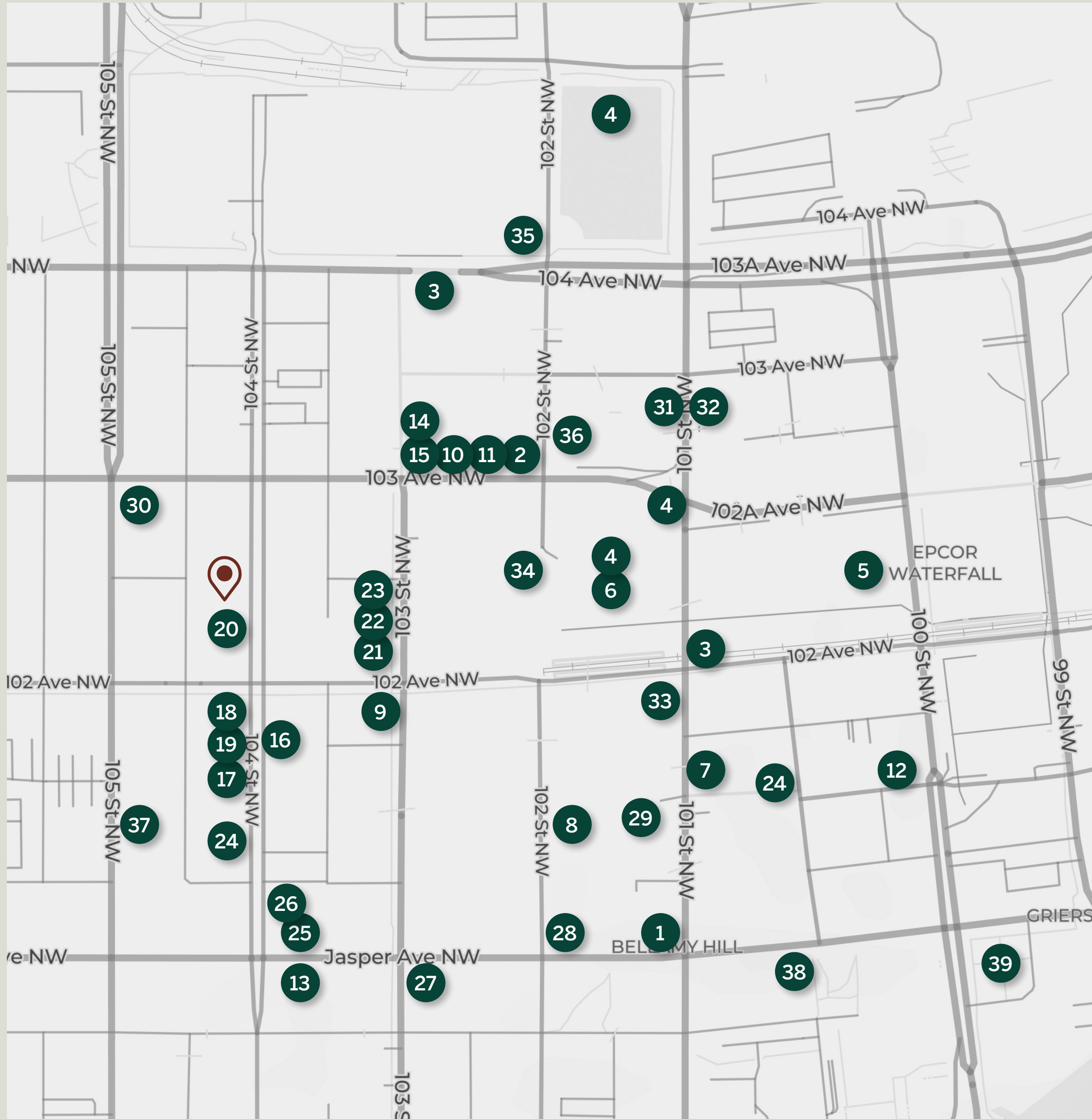
VEHICLES PER DAY

Along 104th Street Promenade



Future Transit
VALLEY LINE WEST

102 Avenue NW



NEIGHBOURHOOD AMENITY MAP

SHOPPING & SERVICES


- 1. CIBC
- 2. Scotiabank
- 3. TD (x2)
- 4. RBC (x3)
- 5. Winners
- 6. Dollarama
- 7. BMO
- 8. Goodlife Fitness
- 9. The Helm
- 10. Loblaws City Market
- 11. Henry Singer
- 12. Artworks

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

HOTELS

- 27. Remedy Cafe
- 28. Tim Hortons
- 29. Starbucks
- 30. Campio Brewing
- 31. JOEY Bell Tower
- 32. Delicious Pho
- 33. Ace Coffee
- 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

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CONTACT US FOR MORE INFORMATION

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