

10612 124 STREET – FORMER BLING RETAILER

10612 124 Street, Edmonton, AB

RETAIL FOR LEASE



- **2,031 SF fixtured retail bay available on 124 Street**
- Opportunity located in 124 street area, one of Edmonton's most vibrant shopping districts
- High visibility signage opportunities on the building
- Free street parking located in the front
- Utilities included in operating costs
- Bright, open space with existing retail improvements

ALEX FU

Associate

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MAY CUAN

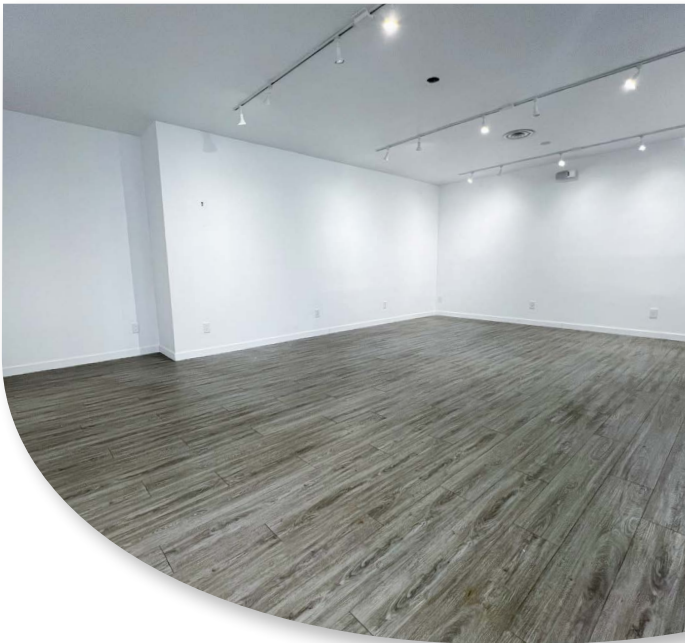
Partner

780.540.5333

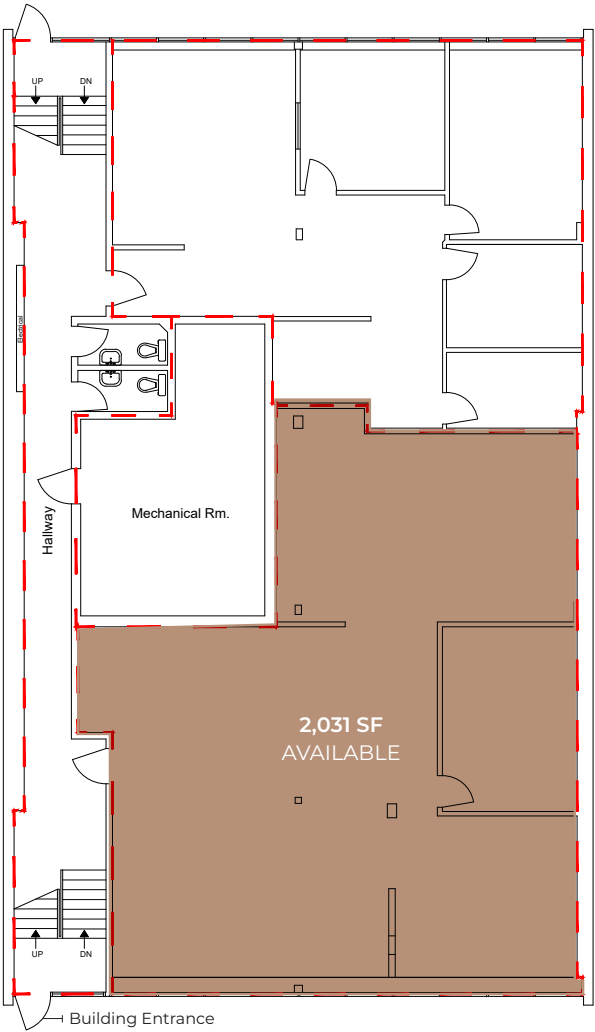
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PROPERTY FEATURES

Vacancy	2,031 SF
Available	Immediately
Municipal	10612 124 Street, Edmonton AB
Legal	Plan 6065HW, Block 29, Lot 11
Zoning	Mixed Use (MU h16 f3.5 cf)
Basic Rent	Negotiable
Op Costs	\$17.00 PSF (2025 est.)
Utilities	Included in Operating Costs
Signage	Building fascia signage available



SITE PLAN



PRIME RETAIL SPACE IMMEDIATELY AVAILABLE FOR LEASE ON 124 STREET

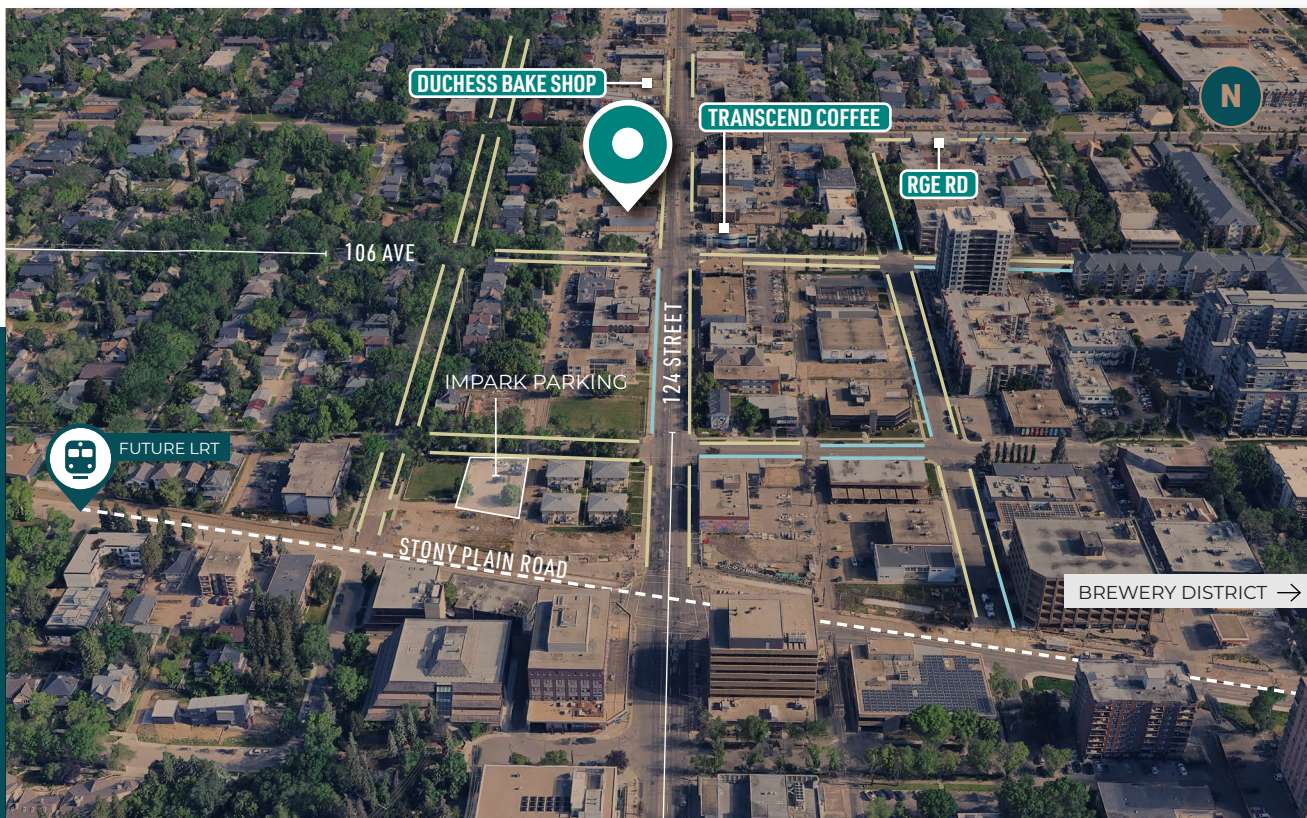
THE PROPERTY IS LOCATED IN THE 124 STREET ENTERTAINMENT DISTRICT, AND NEARBY POPULAR RETAILERS SUCH AS DUCHESS BAKE SHOP, RGE RD, TRANSCEND COFFEE AND MORE.

Opportunity to lease 2,031 square feet of lower level space on 124 Street. The space is fixtured for a general retail use, and can be easily converted for personal service or professional uses. The Property has exposure directly to 124 Street, and features free street parking in front of the space. Ample fascia signage opportunity directly on the building, the space also benefits from common washrooms and entrances.

PARKING

*Restrictions and changes may apply

— FREE PARKING — PARKING METERS — IMPARK



HIGH EXPOSURE
BUILDING



LOCATED IN 124 STREET
ENTERTAINMENT DISTRICT



AMPLE AREA
PARKING

AREA DEMOGRAPHICS

2 KM RADIUS

48,000

DAYTIME POPULATION

51,365 residents
10.6% growth (2018-2024)
17.3% projected growth (2024-2029)

40.9%

20-39 YRS

0-19 yrs = 13.2%
40-59 yrs = 23.2%
60+ yrs = 22.7%

\$94,871

AVERAGE HOUSEHOLD INCOME

26.7% earn \$60-100,000
30.0% earn \$100,000+

22,681 VPD

ON 124 STREET

17,093 VPD on 124 Street
22,681 VPD on Stony 107 Avenue

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