

10608 124 STREET

Edmonton, AB

2,306 SF

HIGH STREET
RETAIL / PROFESSIONAL

RETAIL FOR LEASE

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IDEAL FOR PROFESSIONALS



IDEAL FOR MEDICAL



IDEAL FOR RETAIL



- **Turnkey retail / professional space along bustling 124 Street**
- Located in Wîhkwêntôwin (formerly Oliver), one of Edmonton's densest communities, providing consistent all-day traffic from residents and office employees
- Surrounded by the high-income neighbourhoods of Glenora, Westmount, and Queen Mary Park

PROPERTY FEATURES

Vacancy	2,306 SF
Available	Immediately
Municipal	10608 124 Street, Edmonton, AB
Legal	Plan 6065HW, Block 29, Lot 10
Zoning	Mixed Use
Basic Rent	Negotiable
Op Costs	\$10.50 PSF
Utilities	Separately metered
Parking	Rear reserved parking Street parking



THE OPPORTUNITY

124 Street is a premier shopping and lifestyle destination in Edmonton, known for its charm, walkability, and low- to mid-rise urban form.

The vacancy benefits from high visibility with over 17,000 vehicles per day (VPD) along 124 Street.

This vibrant district features a mix of local independent restaurants, art galleries, boutiques, and professional services.

Ongoing residential, commercial, and mixed-use developments continue to enhance the district's density and appeal, while on-site parking and proximity to surrounding neighborhoods further support its status as a highly enjoyable and dynamic urban hub.



17,000 VPD ON 124 STREET



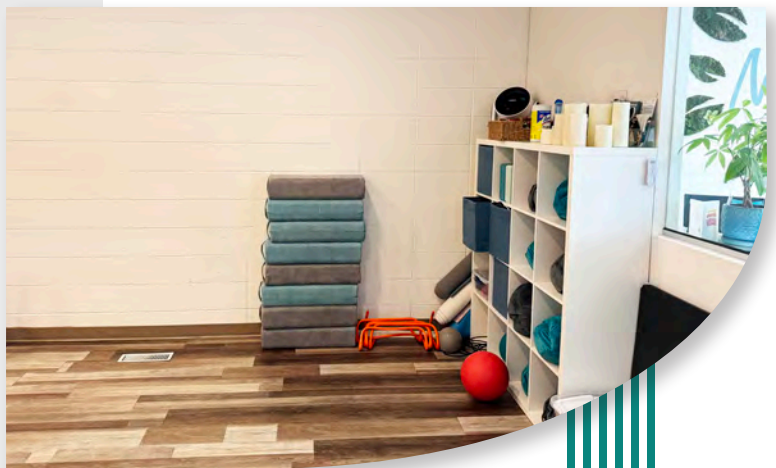
23,220 VPD ON STONY PLAIN ROAD



THIS SPACE PROVIDES TENANTS THE OPPORTUNITY TO OCCUPY A FULLY BUILT-OUT SPACE PERFECT FOR A VARIETY OF PROFESSIONAL, MEDICAL, AND RETAIL USES.

Architectural floor plan of a 2,306 SF office space. The plan shows a long rectangular layout with a central corridor. On the left side, there are several offices of varying sizes, each with a desk and chair. The right side features a large open area, likely a lounge or meeting area, with a large table and chairs. The plan includes numerous dimensions for room sizes and wall placements. A central label indicates the total area is 2,306 SF. The plan also shows a kitchen area with a sink, stove, and refrigerator, and a bathroom. The overall layout is efficient and functional for an office environment.

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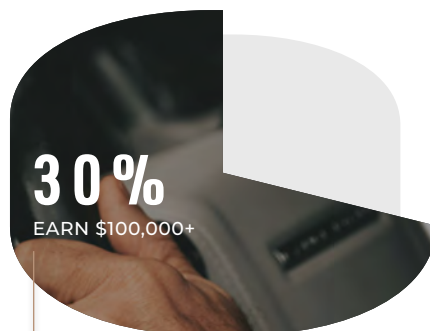




AREA DEMOGRAPHICS



51,035 residents
47,811 daytime population
10.7% growth (2019-2024)



\$95,167 avg. household income
26.8% earn \$60-100,000



13.1% aged 0-19 years
23.3% aged 40-59 years
22.7% aged 60+ years

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