

| ±2,871 SF |

RETAIL FOR SUBLEASE



HSKT Sublease

12418 102 Avenue, Edmonton, AB

- **±2,871 SF fully built out retail space with an efficient, ready-to-use layout in Edmonton's High Street district**
- Highly walkable location surrounded by established boutiques, cafés, and neighbourhood amenities
- Dense trade area with more than 48,000 residents and employees within a 2 km radius
- Prominent frontage along 102 Avenue offering strong visibility and consistent vehicular and pedestrian traffic

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PROPERTY FEATURES

Vacancy	+/- 2,871 SF
Available	January 1, 2026
Lease Expiry	October 31, 2026
Municipal	12418 102 Avenue, Edmonton, AB
Zoning	Mixed Use (MU h28 f4 cf)

Legal	Plan 918AH, Block 33, Lots 9, 10, & 10A
Basic Rent	Negotiable
Op Costs	\$13.20 PSF
Parking	Scramble Surface Parking



FULLY
FIXTURED



ON SITE SURFACE
PARKING



HIGH
EXPOSURE

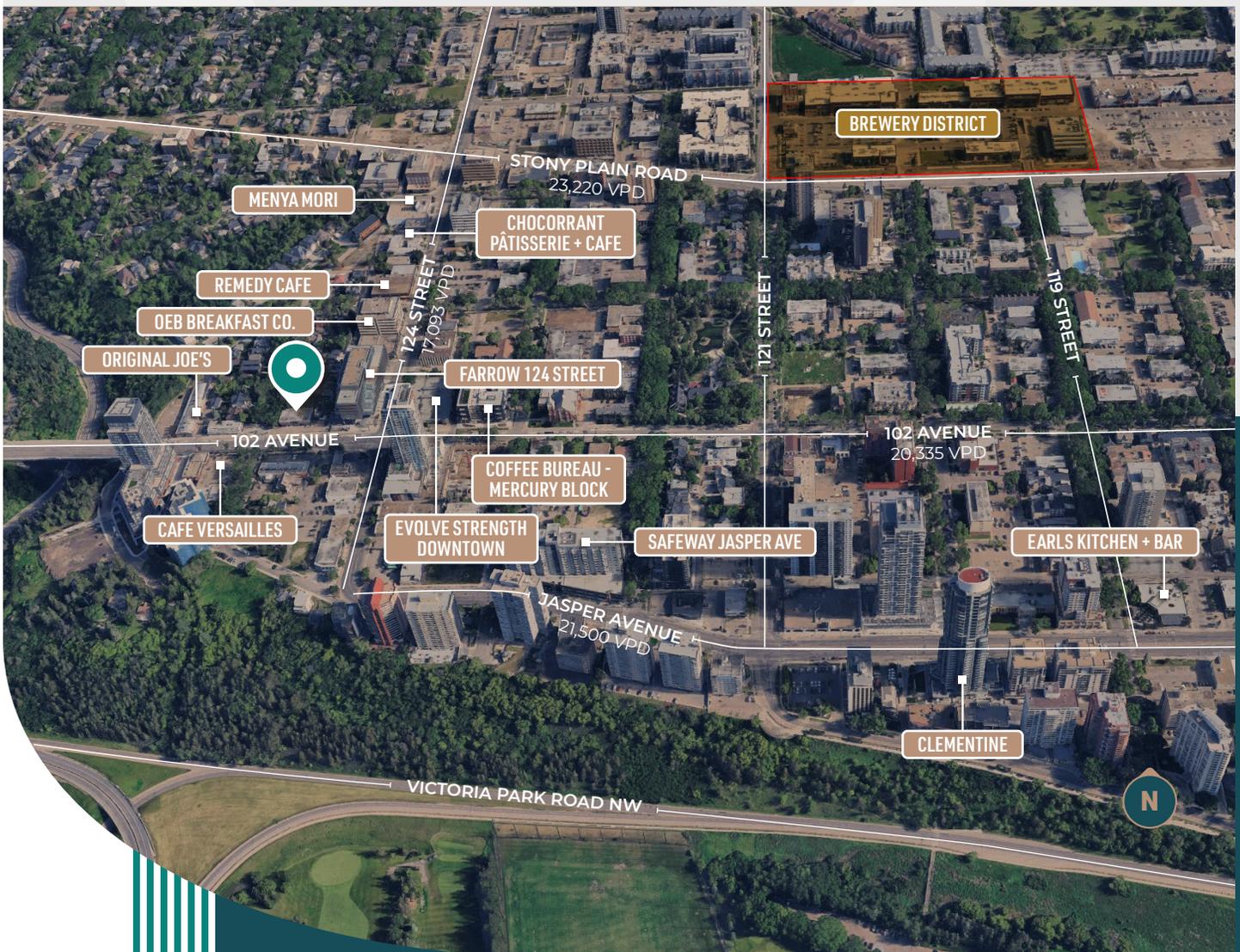


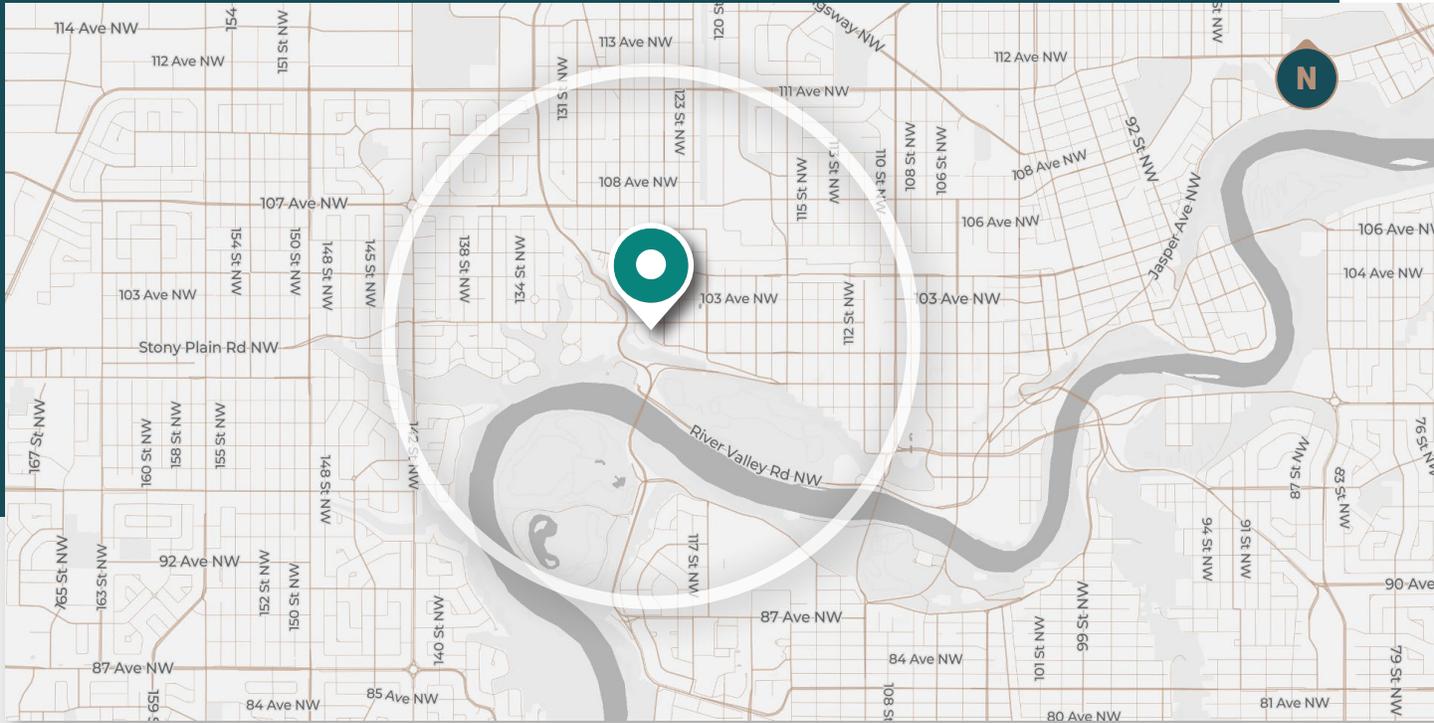
THE OPPORTUNITY

FULLY FIXTURED HIGH STREET RETAIL SPACE IN THE HEART OF EDMONTON'S VIBRANT 124 STREET DISTRICT

HSKT offers a well-located, fully built out retail space in the heart of the 124 Street shopping district, a walkable neighbourhood known for its galleries, cafés, and independent shops. This space provides strong street-level exposure, rare on-site parking, and flexible leasing options, making it ideal for retailers, wellness, and service based businesses. With steady foot traffic, central access, and a setting that blends historic charm with urban energy, this location offers exceptional visibility and functionality.

LOCATION OVERVIEW





AREA DEMOGRAPHICS

2 KM RADIUS

48,705

DAYTIME POPULATION

48,397 residents
15.9% growth (2020-2025)
17.5% projected growth (2025-2030)

41.8%

20-39 YRS

0-19 yrs = 11.4%
40-59 yrs = 22.7%
60+ yrs = 24.0%

\$99,246

AVERAGE HOUSEHOLD INCOME

25.1% earn \$60-100,000
30.6% earn \$100,000+

21,393

VPD ON 124TH STREET

20,335 VPD on 102 Avenue
21,393 VPD on 124 Street

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