

| 806 - 1,119 SF |

RETAIL FOR LEASE



SUBSTATION 600

10639 124 Street, Edmonton, AB

- **806 - 1,119 SF built out retail spaces**
- Prominent Building on 124th Street with strong exposure and surrounded by high-density residential developments
- Strong urban connectivity with easy access to downtown, transit, and the surrounding neighbourhoods of Westmount and Glenora
- Dense trade area with approximately 54,468 residents within a 2 km radius
- Join outstanding local businesses such as Irrational Brewing Company, Delavoye Chocolate Maker and Maud Gallery

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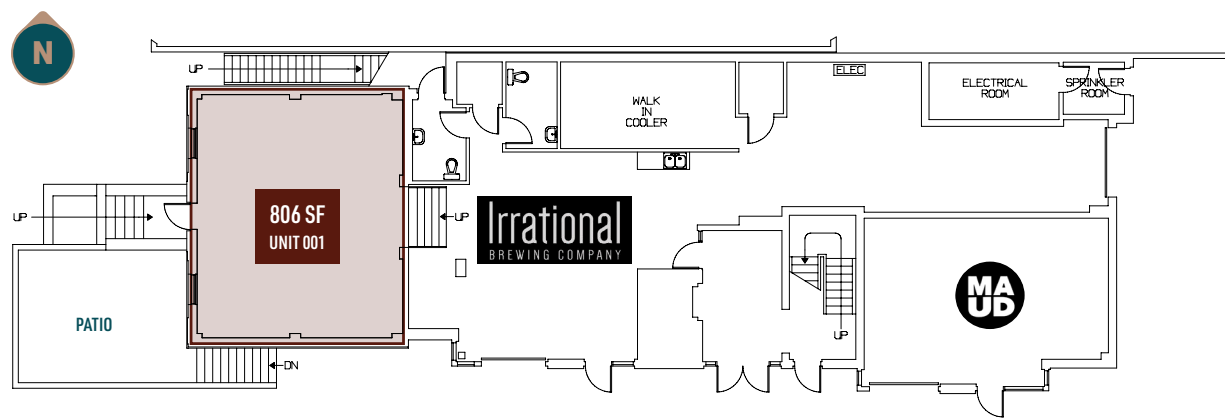
PROPERTY FEATURES

Vacancy	Unit 001: 806 SF (fixtured hospitality space) Unit 105: 1,119 SF (fixtured retail space)
Available	Immediately
Municipal	10639 124 Street, Edmonton, AB
Legal	Plan 2020095, Block 24, Lot 2A
Zoning	Mixed Use (MU h28 f4 cf)
Basic Rent	Negotiable
Op. Costs	\$15.22 PSF (est. 2026)
Utilities	Separately metered
Parking	9 surface stalls

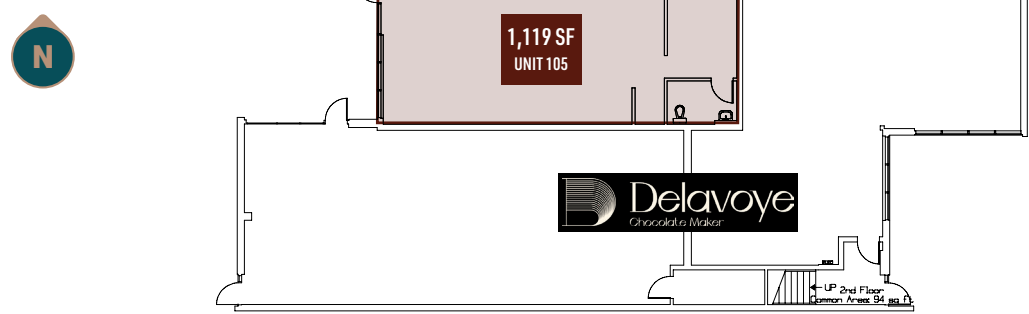


SPACE PLAN

NOTH BUILDING, MAIN FLOOR



SOUTH BUILDING, MAIN FLOOR

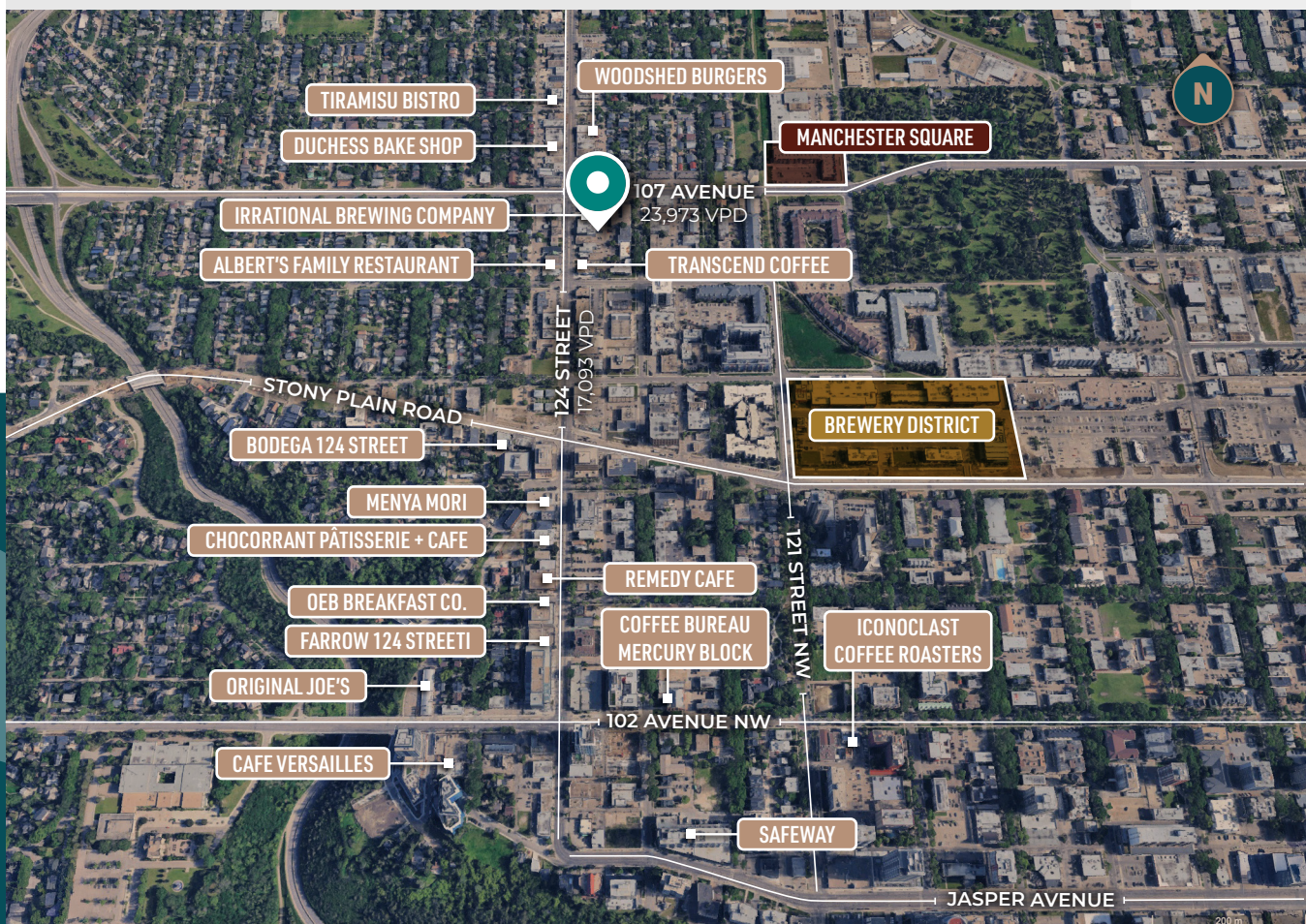


THE OPPORTUNITY

SUBSTATION 600 IS A HIGH PROFILE BUILDING IN THE BREWERY DISTRICT WITH STRONG EXPOSURE AND CONVENIENT ACCESS TO DOWNTOWN

Located on the intersection of 124 Street and 107 Avenue in Edmonton's vibrant Brewery District, Substation 600 offers excellent visibility and connectivity within one of the city's most active urban nodes.

The property benefits from strong exposure to over 40,000 vehicles per day and provides convenient access to downtown and the surrounding communities with close proximity to transit, amenities, and a diverse mix of residential, office, and retail users. Positioned in a high-density, amenity-rich area, Substation 600 offers an attractive opportunity for users seeking built out space and a well-connected central Edmonton location.



HIGH
EXPOSURE



CONSISTENT
FOOT TRAFFIC



ELEVATOR
ACCESS

2 KM RADIUS

DAYTIME POPULATION

AVERAGE HOUSEHOLD INCOME

20-39 YRS

VPD ON ON 107 AVENUE

CHRIS KILLINGSWORTH

BEN ASHWORTH

The map displays a residential neighborhood with a grid of streets. A green location pin is placed at the intersection of 108 Ave NW and 123 St NW. A large white circle is drawn around the pin, indicating the area of interest. The streets shown include Ave NW (103, 106, 108, 111, 112, 113, 115, 116, 117, 118), St NW (104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200), Kingsway NW, and River Valley Rd NW. A north arrow is located in the bottom right corner.



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