

| MIXED-USE BUILDING |

RETAIL FOR LEASE



UMPHREVILLE BLOCK

10158 90 St NW, Edmonton, AB

- **Turnkey café / bakery opportunity!**
- Fully fixtured, turnkey café/bakery with existing equipment in place — ready for immediate operation
- 265 SF (main) + 735 SF (lower level kitchen) for lease
- Opportunity to capture built-in demand from on-site office tenants and Airbnb guests, while serving the broader Riverdale community

ALEX FU

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MAY CUAN

Partner

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| OMADA-CRE.COM

| 780.540.5320

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	265 SF (main) 735 SF (lower level kitchen)
Available	30 days notice
Municipal	10158 90 St NW, Edmonton, AB
Legal	Plan RN37, Block 1, Lot 9
Zoning	CN - Neighbourhood Commercial Zone
Gross Rent	Negotiable
Utilities	Included
Parking	Street parking



AREA DEMOGRAPHICS

2 KM RADIUS

84,950

DAYTIME POPULATION

\$96,100

AVERAGE HOUSEHOLD INCOME

37.8%

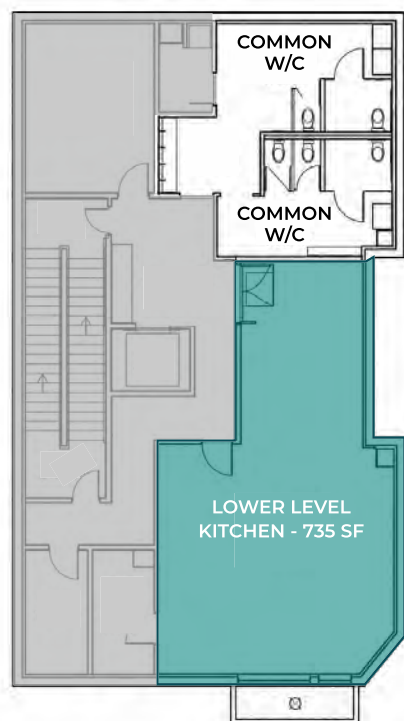
20-39 YRS

9,674

VPD ON ROWLAND ROAD

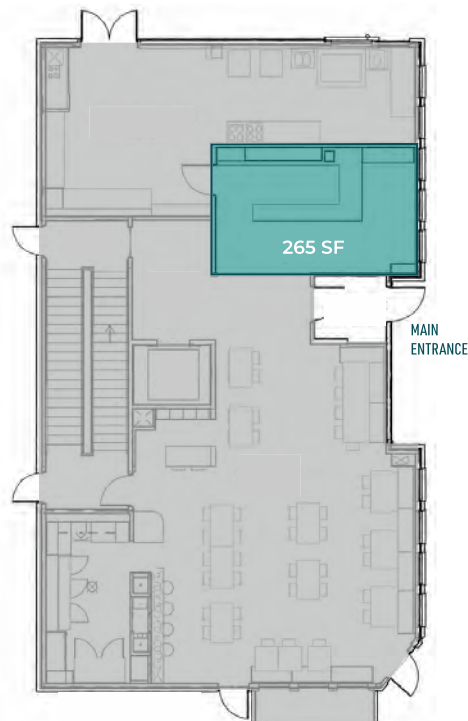
FLOOR PLAN

BASEMENT



101A AVENUE

MAIN FLOOR



101A AVENUE