124 STREET RETAIL

11009 124 Street NW, Edmonton, AB

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RETAIL FOR LEASE



- **1,781 SF retail unit with partial improvements for lease**
- Convenient central Edmonton location with easy access to 102 Avenue, 107 Avenue, Stony Plain Road and surrounding neighbourhoods
- Recently completed façade improvements enhance the property's functionality, curb appeal and street presence along 124 Street
- Newly repaved on-site parking, a rare and highly desirable amenity in the neighbourhood, complemented by ample surrounding street parking
- Join Fox Burger, Red Swan Pizza and liquor store

PROPERTY FEATURES

Vacancy	1,781 SF
Available	Immediately
Address	11009 124 Street NW, Edmonton, AB
Legal	Plan RN39B, Block 45, Lot 20
Zoning	Mixed Use (MU h28 f4)
Basic Rent	Negotiable
Op. Costs	$19.23 PSF
Utilities	Separately metered
Parking	10 surface stalls



SITE PLAN



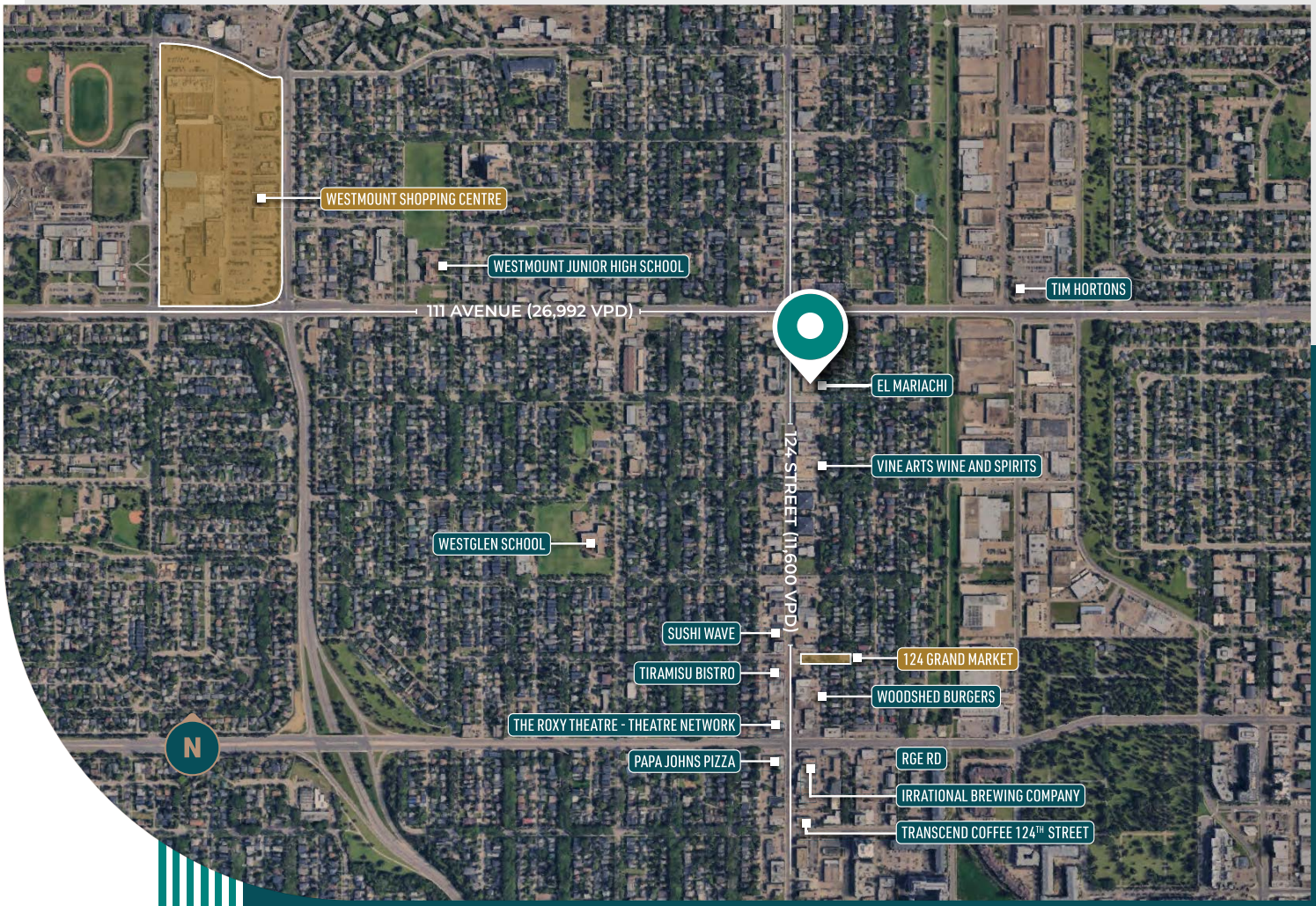
PYLON SIGNAGE

BUILT OUT WASHROOM

10 SURFACE PARKING STALLS

THE OPPORTUNITY

Located along Edmonton's established 124 Street commercial corridor, the property benefits from a central location with convenient access to downtown and surrounding neighbourhoods. The area features a vibrant mix of local retailers, restaurants, professional services, office users and residential communities, with boutique shopping and everyday amenities nearby, offering tenants an opportunity to establish a presence in one of Edmonton's well-known commercial districts. The centre has recently undergone façade and glazing upgrades, while the available space features an existing built-out washroom, providing a functional starting point for tenants.





+ 11,600 VPD ON 124 STREET

AREA DEMOGRAPHICS

2 KM RADIUS

51,233
DAYTIME POPULATION

49,197 residents
16.6% growth (2020-2025)
14.8% projected growth (2025-2030)

38.0%
20-39 YRS

0-19 yrs = 15.5%
40-59 yrs = 24.4%
60+ yrs = 21.9%

$88,990
AVERAGE HOUSEHOLD INCOME

24.8% earn $60-100,000
27.8% earn $100,000+

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