



Downtown High Exposure Space

Restaurant,
Daycare
Up to 5,300 Sq. Ft.

[VIEW ONLINE](#)

THE QUARTERS DOWNTOWN FOR LEASE | 10133 97 Street NW

Situated directly across from Canada Place in the vibrant Quarters redevelopment zone, this exceptional leasing opportunity is ideal for a restaurant or spacious daycare. With up to 5,300 sq. ft. available, you can create your dream space or take advantage of a fully finished turnkey restaurant setup. The space offers 2,551 sq. ft. of public area, complete with painted walls, a bar countertop, full kitchen, washrooms, and ample seating.

Features include:

- **Turnkey Restaurant Setup:** Includes 2,551 sq. ft. of public space.
- **Bar Seating and Countertop:** Perfect for dining and socializing.
- **Ample Storage:** Features a spacious freezer and storage room.
- **High Traffic Location:** Ensures excellent visibility and customer flow.
- **Wheelchair Accessible:** Designed to accommodate all patrons.

Unleash the potential for a thriving business in this dynamic, prominent, and accessible location.

LEGAL DESCRIPTION

Lot 27 & 28, Block 2, Plan ND

ZONING

Mixed Use (MU h23 f4.5 cf)

SQUARE FOOTAGE

~5,300 sq. ft. single-storey commercial building on 612.637 m² area

NEIGHBOURHOOD

Boyle Street

OCCUPANCY

October 2024

NET BASE RENT

\$14.00/sf

OPERATING COSTS

\$11.50/sf

JAFFER
REALTY

THE QUARTERS

The City of Edmonton is investing \$56 million in revitalizing The Quarters, an area in the eastern part of downtown Edmonton, right on Jasper Avenue. Upcoming developments include commercial, retail, hospitality, residential, and public spaces. Only a short distance from the central business and arts districts, the River Valley, and several world-class restaurants, the traffic in this area is expected to increase dramatically as development progresses over the coming years.

LOCATION & AMENITIES

Discover an exciting opportunity to establish your retail business in our space for lease. Located in the upcoming Quarters this spacious and well-appointed retail space offers the perfect setting for your business to thrive. Located just off Jasper Avenue and right across the street from one of the busiest government buildings in Edmonton, this space is highly visible and accessible from street level to attract customers and drive your sales. Contact us today to schedule a viewing and explore the possibilities for turning your business into a cornerstone of this exciting redevelopment. To learn more about active projects in The Quarters and get more information on the area, visit [About The Quarters Downtown](#) on the City of Edmonton Website.



Development Opportunity
Early opportunity in burgeoning Quarters zone



Parking
Paid underground, street, and surface lots.



Transit
Easy access to public transit with multiple LRT lines (The Quarters and Churchill)



Exposure
19,700 average weekly traffic



MEET THE NEIGHBOURS

Nestled within the dynamic Quarters redevelopment area, this location is surrounded by a vibrant community of notable neighbors, including creative artist hubs and trendy retail establishments. Experience the energy of a burgeoning neighborhood that offers an exciting blend of culture, creativity, and commerce. Some of note include:

ArtsHub Creative Studios

ArtsHub Creative Studios, located on the second floor and basement of this property, provides an inspiring environment for professional artists and arts organizations seeking studio and office space. With its public gallery space available for event bookings, it serves as a vibrant cultural hub in the community. The studios cater to not-for-profit organizations and individual artists, offering a variety of sizes to suit different needs. Each studio features high ceilings, single-door entry, warm overhead lighting, and access to common areas, making it an ideal space for creativity and collaboration. To learn more, visit: <https://artshubcreativestudios.com>



BikTrix

Next-door neighbor Biktrix has opened its first showcase shop in Edmonton, bringing its unique eBikes to the local community. Originally based in Saskatoon, Biktrix is now one of the fastest-growing electric bike companies in the world. Their eBikes attract a diverse range of customers, from students and professionals commuting to school and work, to baby boomers seeking an extra boost for their rides. With options to test ride or rent their eBikes, Biktrix draws a wide demographic and adds vibrant energy to the neighborhood. To learn more, visit: <https://www.biktrix.ca>



NOTE: The neighboring building offers approximately 1,200 square feet of a finished retail unit for lease, benefiting from the same high traffic and visibility. To learn more about this space, [click here](#).

EXTERIOR

This space is located in a prominent, high-traffic area along 97 street, making it highly accessible for commuters and pedestrians alike. With ample street and lot parking, it offers convenience for customers. The large front windows and impressive exterior signage provide excellent visibility, showcasing its presence and catching the attention of both northbound and southbound traffic.



The location offers high exposure along 97 Street, capturing the attention of both northbound and southbound traffic.



DID YOU KNOW?

Downtown Edmonton has seen a 20% increase in commercial leasing activity over the past year, with a notable rise in demand for retail and restaurant spaces. According to the Edmonton Real Estate Board, this surge in leasing reflects a strong recovery and growing interest in the downtown core, making it an attractive area for new businesses.

Source: Edmonton Real Estate Board, 2023

INTERIOR

The turnkey restaurant setup offers 2,551 sq. ft. of public space, providing ample room for dining and socializing. It features bar seating and a countertop, ideal for a lively dining atmosphere. The back kitchen area includes a spacious freezer and storage room to meet all your operational needs. An elevated seating area can also be used for events or as a stage, adding versatility to the venue.



The space offers ample seating and customizable arrangements, with the option to build to suit your vision.



DID YOU KNOW?

Downtown Edmonton has experienced a 25% increase in new restaurant openings over the past two years, reflecting a booming food scene and rising consumer interest. According to the Edmonton Economic Development Corporation, this growth has contributed to a 15% rise in foot traffic in the area, making it a prime location for new dining ventures.

Source: Edmonton Economic Development Corporation, 2023

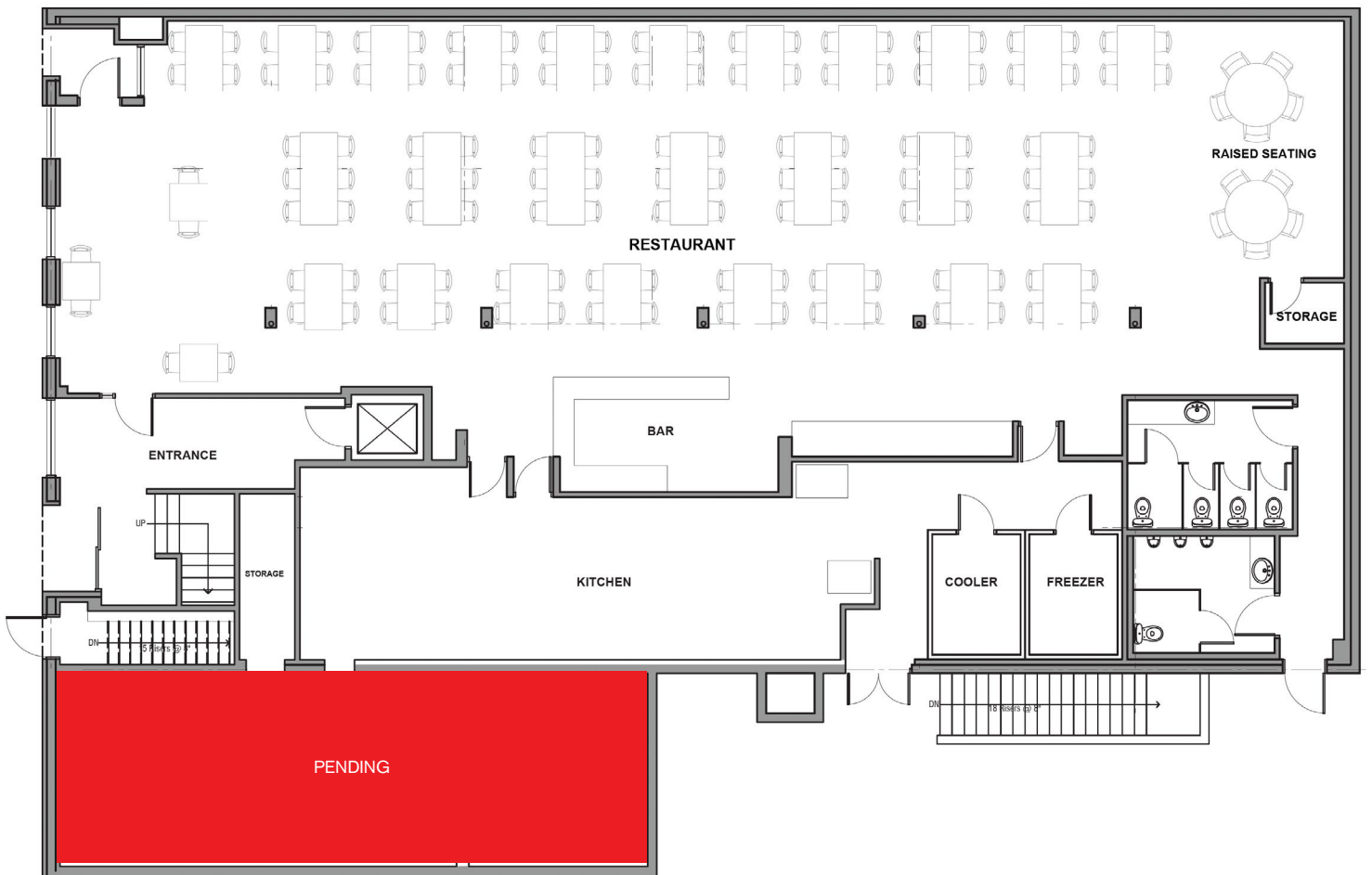
FOR LEASE | 10133 97 Street NW, Edmonton AB



Restaurant Bar Countertop



Back Raised Seating Area/Stage



Floor Plan

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