

FOR LEASE

FINE LINE RETAIL

NAICommercial



10632 - 124 STREET | EDMONTON, AB | MAIN FLOOR RETAIL

PROPERTY HIGHLIGHTS

- Fully developed main floor retail space previously occupied by a jeweller
- Private entrance
- Air conditioned
- Available immediately
- Staff and street parking available
- Professionally managed property

CHAD SNOW

Partner, Associate Broker
780 436 7414
csnow@naiedmonton.com

KARI MARTIN

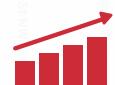
Associate
780 435 5301
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17,093 VPD
124 STREET NORTH OF 106 AVE



97,553
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023 - 2028



102,440
EMPLOYEES

4,849
BUSINESSES



\$3.12B
TOTAL CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

105 Ave NW 105 Ave NW 105 Ave NW 105 Ave NW



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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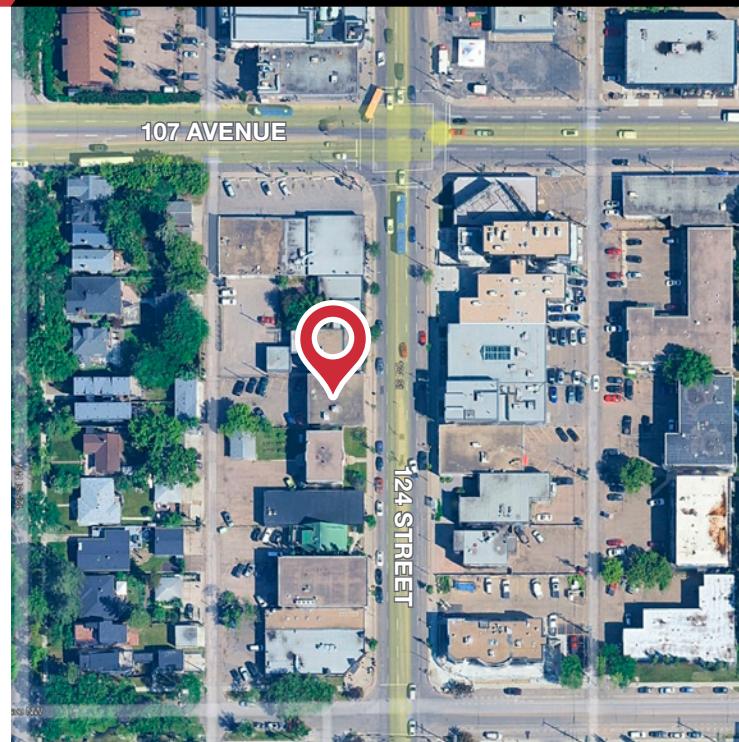
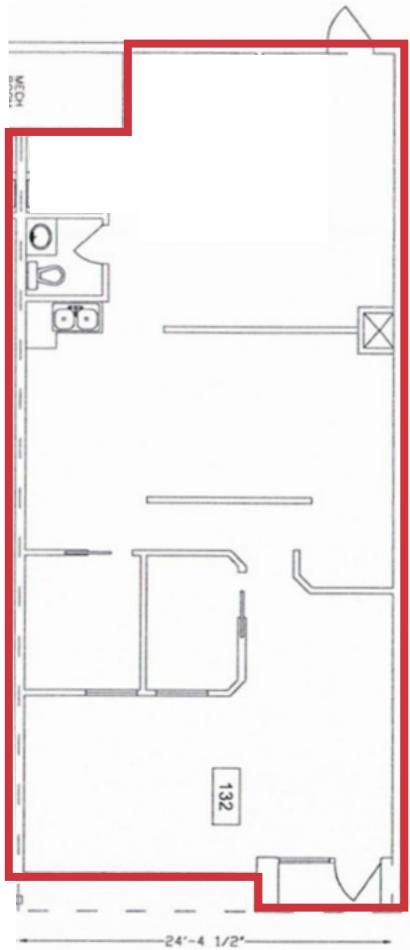
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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,347 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan XXII, Block 29, Lot 16
ZONING	MU (Mixed Use Zone)
LEASE TERM	Three to ten years
NET LEASE RATE	\$19 per sq.ft. per annum
OPERATING COSTS	\$14.57 per sq.ft. (2025 estimate) Includes building insurance, property tax, common area maintenance and management fees



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