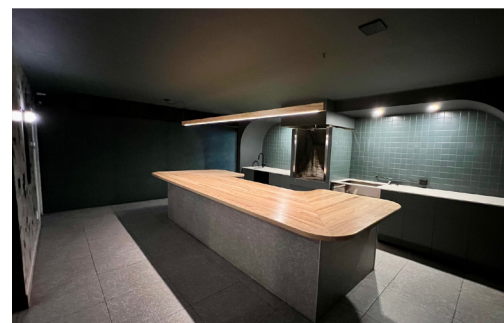
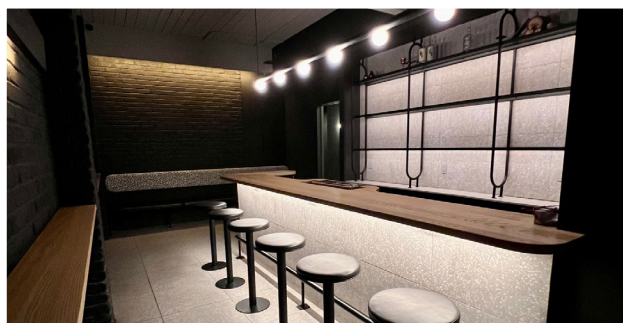
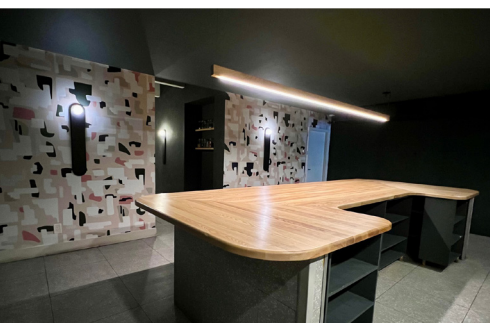




# CENTRE 114

101, 10544 - 114 STREET | EDMONTON | AB

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- Hidden gem next to the Edmonton Brewery district
- Designed with exquisite taste
- Close to downtown and 107th Avenue, great amenities nearby

**76 GROUP CO.**  
#203, 10941-120 ST NW  
Edmonton, AB, T5H 3R3

**780.705.8676**  
76GROUP.CA



## PROPERTY DETAILS

- ADDRESS 101, 10544-114 Street, Edmonton, AB
- PROPERTY TYPE Fine Dining
- SIZE 2,988 sq. ft. (+/-) | **Unit is Demisable**
- ZONING DC1
- PARKING Street Angle
- HEATING HVAC
- POSSESSION Immediate
- SECURITY Yes

## FINANCIALS

**OPS COST** | Unit #101 - 2,988 sq. ft.  
\$12.18 /sq. ft. including property taxes  
**PLUS** utilities (2024 estimated)

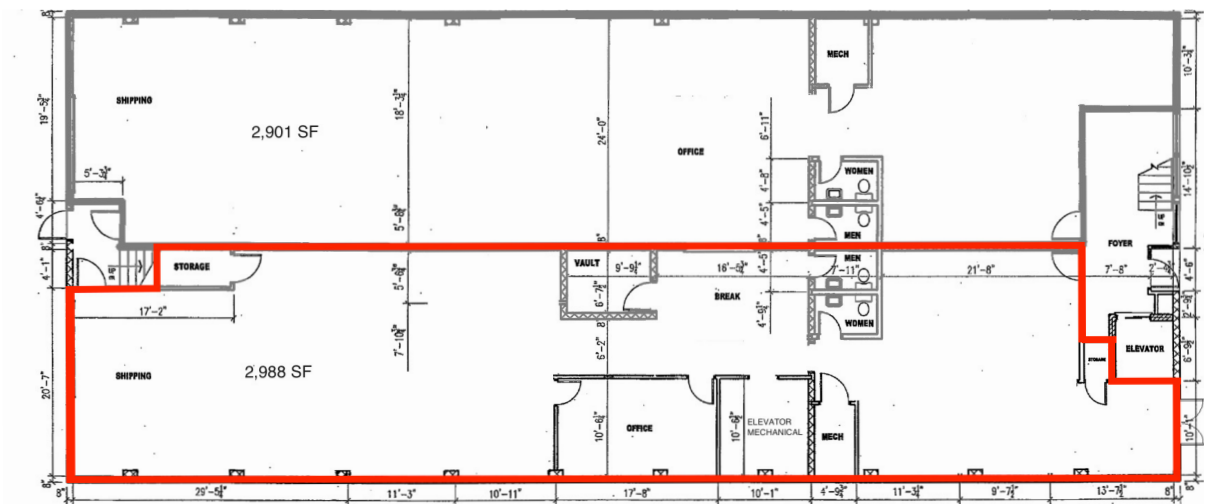
**LEASE RATE**  
Market with Annual Escalations

- SERVICES Common area cleaning, snow removal, HVAC maintenance, roof maintenance

## IDEALLY SUITED FOR

- Office Space
- Restaurant
- Boutique Clothing Store

## FLOOR PLAN | UNIT #101 | 2,988 SQ. FT. (+/-)



## CENTRE 114

10544 - 114 STREET | EDMONTON | AB



@76GROUPCO



@76GROUP



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HOLLAND\_PLAZA\_YEG

## DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

## MAIN TRAFFIC EXPOSURE

- 107 AVENUE**  
Estimated 20,800 vehicles per day
- 116 STREET**  
Estimated 9,900 vehicles per day

## AERIAL VIEW



# CENTRE 114

10544 - 114 STREET | EDMONTON | AB

