

LIMELIGHT BUILDING

10350 124 Street | Edmonton | AB

OMADA COMMERCIAL

1400 Connect Tower
10020 101A Ave, Edmonton AB T5J 3G2
OMADA-CRE.COM | 780.540.5320

RETAIL FOR LEASE

850 SF

FIXTURED RETAIL SPACE



- High profile retail and hospitality spaces available immediately
- Located in one of Edmonton's most vibrant high streets
- Take advantage of high quality existing improvements to save on start-up costs
- Oliver is one of Edmonton's densest communities, providing consistent all-day traffic from residents, and office workers
- Excellent accessibility by vehicle, public transit, and active transportation

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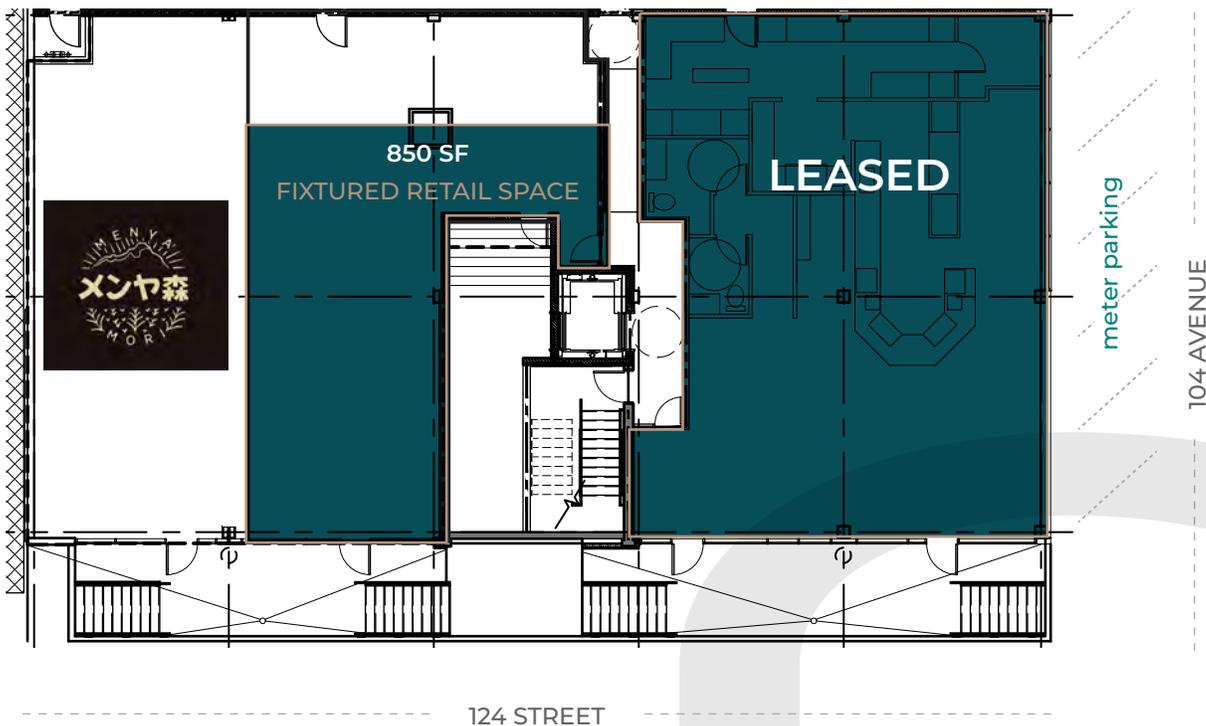
Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	Fixtured Retail Space 850 sf	
Available	Immediately	
Municipal	10350 124 Street, Edmonton, AB	
Legal	Lots 19-20, Block 32, Plan RN22	
Access	124 Street & Stony Plain Road	
Zoning	Mixed Use	
Basic Rent	Market	
Op Costs	CAM.	\$7.68 psf
	Property Tax.	\$5.32 psf
	Total	\$13.00 psf (2025 est.)
Signage	Chanel letter fascia	
Parking	Ample meter and street parking available in the immediate area Covered, heated building parking available at market rates	



SITE PLAN



JOIN EDMONTON'S CHARMING SHOPPING AREA ON 124 STREET

124 STREET IS A PREMIER DESTINATION IN EDMONTON AND ONE OF THE CITY'S MAIN SHOPPING DISTRICTS, WHICH FEATURES LOCAL INDEPENDENT RESTAURANTS, ART GALLERIES, BOUTIQUES, PREMIUM SERVICES AND MORE.

The area is characterized by its charm, walkability and low to mid-rise urban form. New, upcoming developments add to the growth and excitement of this district with residential, commercial and mixed-use projects adding to the density and vibrancy of the area.



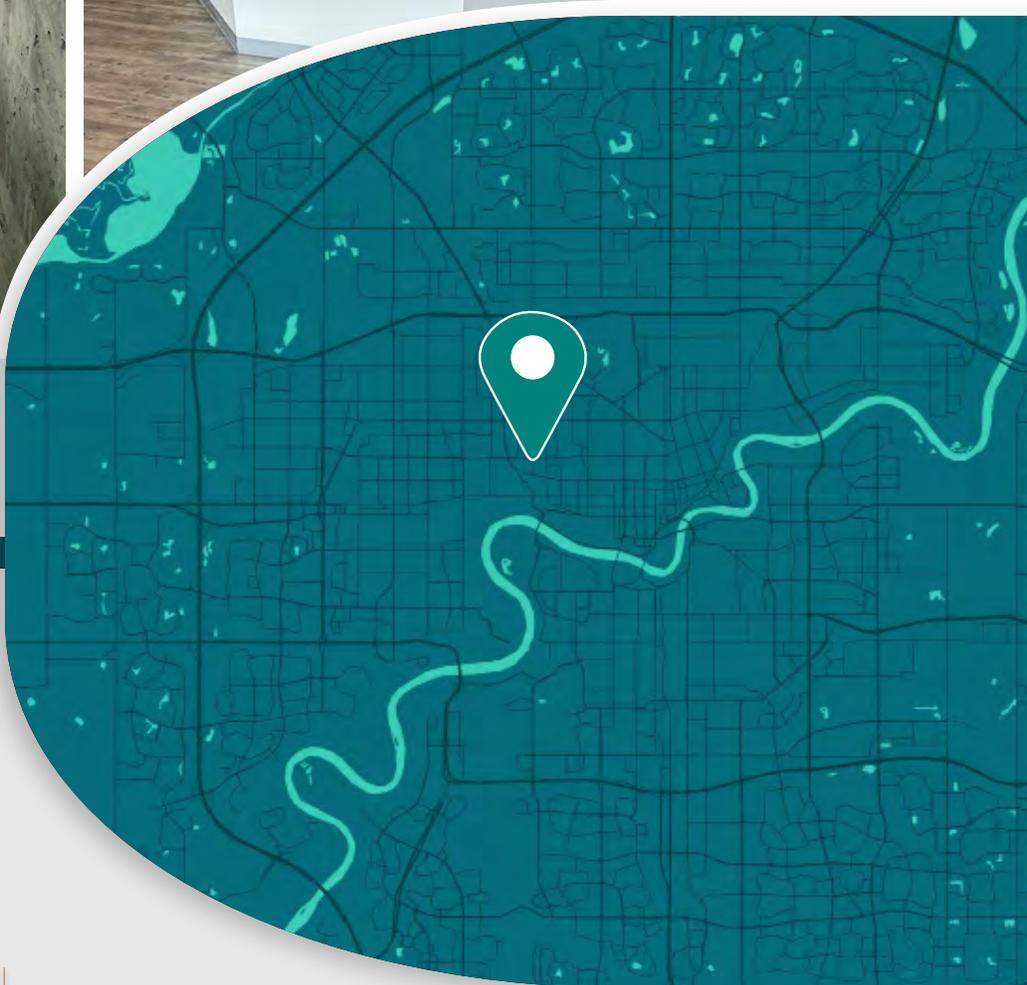
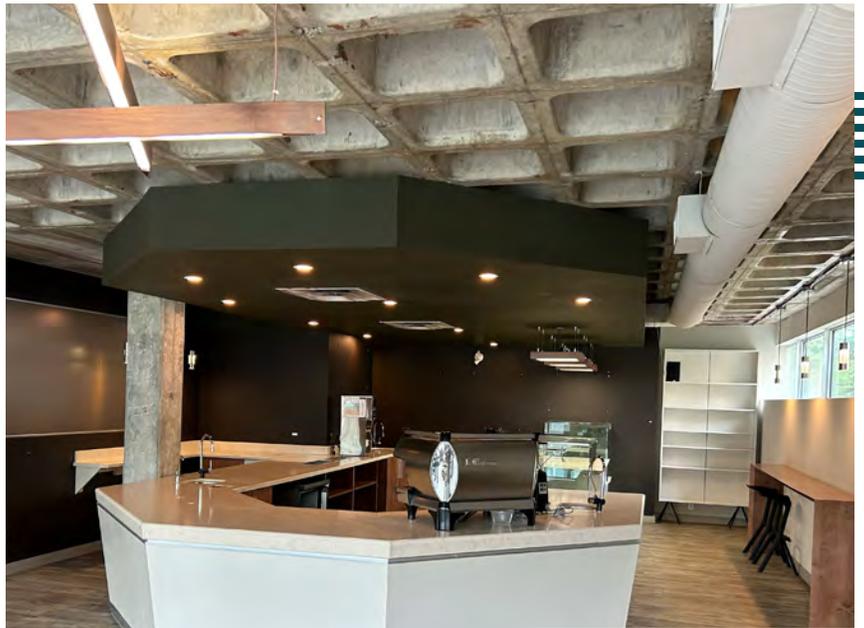
AREA AMENITIES

Art Galleries/Studios
Health & Wellness

Restaurants
Nightlife

Shops & Services
Fashion

Professional Services
Markets & Festivals



DEMOGRAPHICS

WITHIN 2 KM

46,660

DAYTIME POPULATION

50,577 RESIDENTS

15.0% GROWTH (2020-2025)

17.5% PROJECTED GROWTH (2025-2030)

41.3% (20-39)

POPULATION AGE

0-19 = 12.2%

40-59 = 23.0%

60 PLUS = 23.4%

\$95,924

AVERAGE HOUSEHOLD INCOME

25.1% EARN \$60,000 TO \$100,000

29.9% EARN MORE THAN \$100,000