

# FOR LEASE



**CUSHMAN & WAKEFIELD**  
Edmonton



**FULLY FIXTURED RESTAURANT SPACE**

**4,430 SF AVAILABLE IMMEDIATELY**

# COLUMBIA PLAZA

11821 - 105 Avenue NW, **Edmonton, Alberta**

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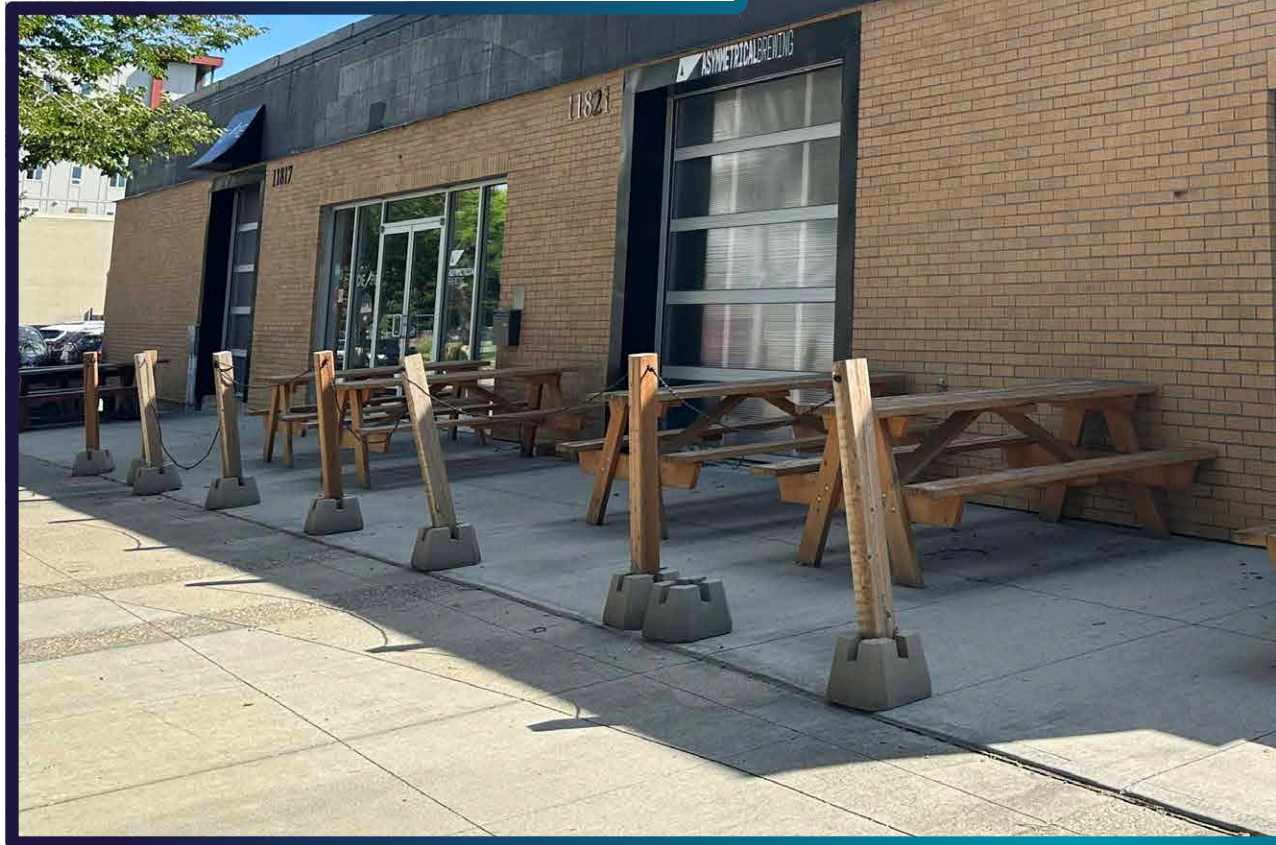
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# PROPERTY HIGHLIGHTS

- Beautifully built out restaurant space available immediately.
- Unique retail development strategically located within the heart of the Queen Mary Park Neighborhood.
- Come join existing tenants Art of Cake, Dot's, LashSnob, and Custom Fit.
- Over 25,934 residents within a 1km radius.
- Nearby business and amenities include Manchester Square, Grant MacEwan University, Brewery District, Unity Square, Longstreet and many more.
- High exposure signage opportunities available.
- DC2 Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$9.73 per SF (Est. 2026)



## PROPERTY PHOTO

NEW TENANT STRONG PILATES

## PROPERTY DETAILS

<b>Municipal Address:</b>	11817 & 11821 - 105 Avenue NW, Edmonton, Alberta
<b>Legal Description:</b>	Lot: 9C, Block: B, Plan: 9220996
<b>Zoning:</b>	Site Specific Development Control Provision (DC2 (1062))
<b>Neighbourhood:</b>	Queen Mary Park
<b>Built:</b>	1968

# DEMOGRAPHICS



## POPULATION

1km	3km	5km
25,934	91,459	214,903



## AVERAGE INCOME

1km	3km	5km
\$91,681	\$101,378	\$107,617



## HOUSEHOLDS

1km	3km	5km
15,599	48,708	105,208



## VEHICLES PER DAY

104 Ave VPD (2024): 26,660
116 Street VPD (2024): 26,015
124 Street VPD (2024): 17,093

## AERIAL VIEW



**4,998 SF**

**LEASED**



**FULLY FIXTURED BREWERY**

**LEASED**



**4,430 SF**



**FULLY FIXTURED RESTAURANT**



# SITE PLAN



105 AVENUE