

MAIN & SECOND FLOOR CAN BE LEASED TOGETHER



11803 114 Avenue, Edmonton

Retail/Office Space



PROPERTY DETAILS

Address:	11803 114 Avenue, Edmonton
Zoning:	CB1 - Low-Intensity Business
Main Floor Size:	1,212 SF (+/-)
Second Floor Size:	1,000 SF (+/-)
Lease Rate:	Contact Associate
Op Costs:	\$12.00 / SF (TBC)
Possession:	Immediate



PROPERTY HIGHLIGHTS

- INITIA SQUARE - New commercial building with only 2 vacancies left
- Free Rent and Fixturing Period negotiable
- Main floor high exposure corner unit ideal for a cafe or specialty food service
- Second floor office space ideal for professional medical or personal services
- Elevator access to second floor
- Quick access to major thoroughfares including 111 Avenue, Kingsway, 124 Street, Groat Road and St. Albert Trail
- Existing businesses include: Sumolash Eyelash Extensions, Bhakti Massage, Primetime Signs, Initia Real Estate and St. Mark James First Aid



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MAIN FLOOR

11803 114 Avenue, Edmonton

Neighbourhood features:



RESTAURANT



TRANSIT



HWY ACCESS



PROPERTY DETAILS

Address:	11827 114 Avenue, Edmonton
Zoning:	CB1 - Low-Intensity Business
Main Floor Size:	1,212 SF (+/-)
Lease Rate:	Contact Associate
Op Costs:	\$12.00 / SF (TBC)
Possession:	Immediate
Parking:	Ample scramble parking
Utilities:	Separately metered for each unit
HVAC:	Rooftop unit
Washroom:	Rough-in



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SECOND FLOOR

11803 114 Avenue, Edmonton

Neighbourhood features:



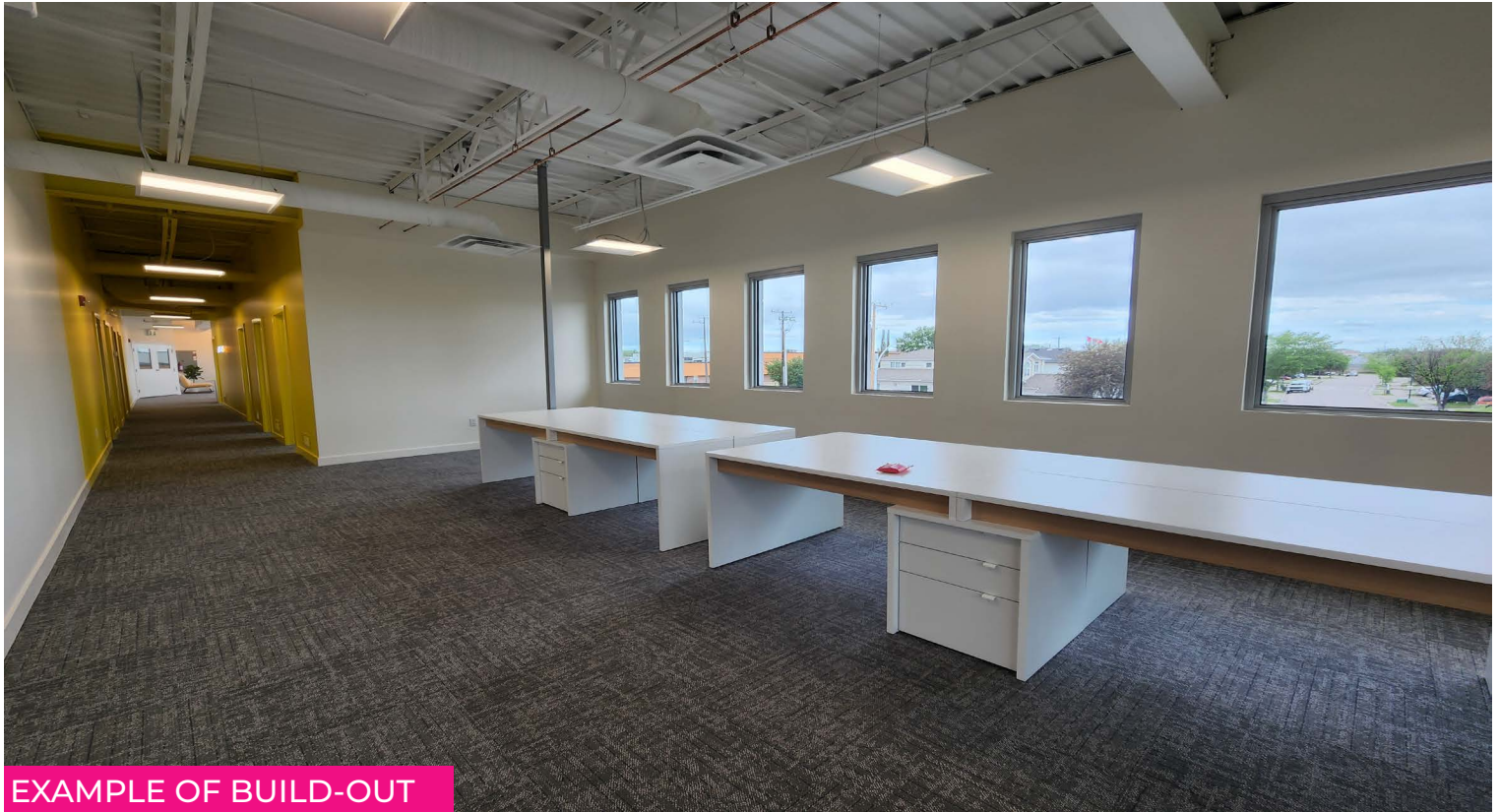
RESTAURANT



TRANSIT



HWY ACCESS



EXAMPLE OF BUILD-OUT



PROPERTY DETAILS

Address:	11827 114 Avenue, Edmonton
Zoning:	CB1 - Low-Intensity Business
Second Floor Size:	1,000 SF (+/-)
Lease Rate:	Contact Associate
Op Costs:	\$12.00 / SF (TBC)
Possession:	Immediate
Parking:	Ample scramble parking
Utilities:	Separately metered for each unit
HVAC:	Rooftop unit
Washroom:	Rough-in



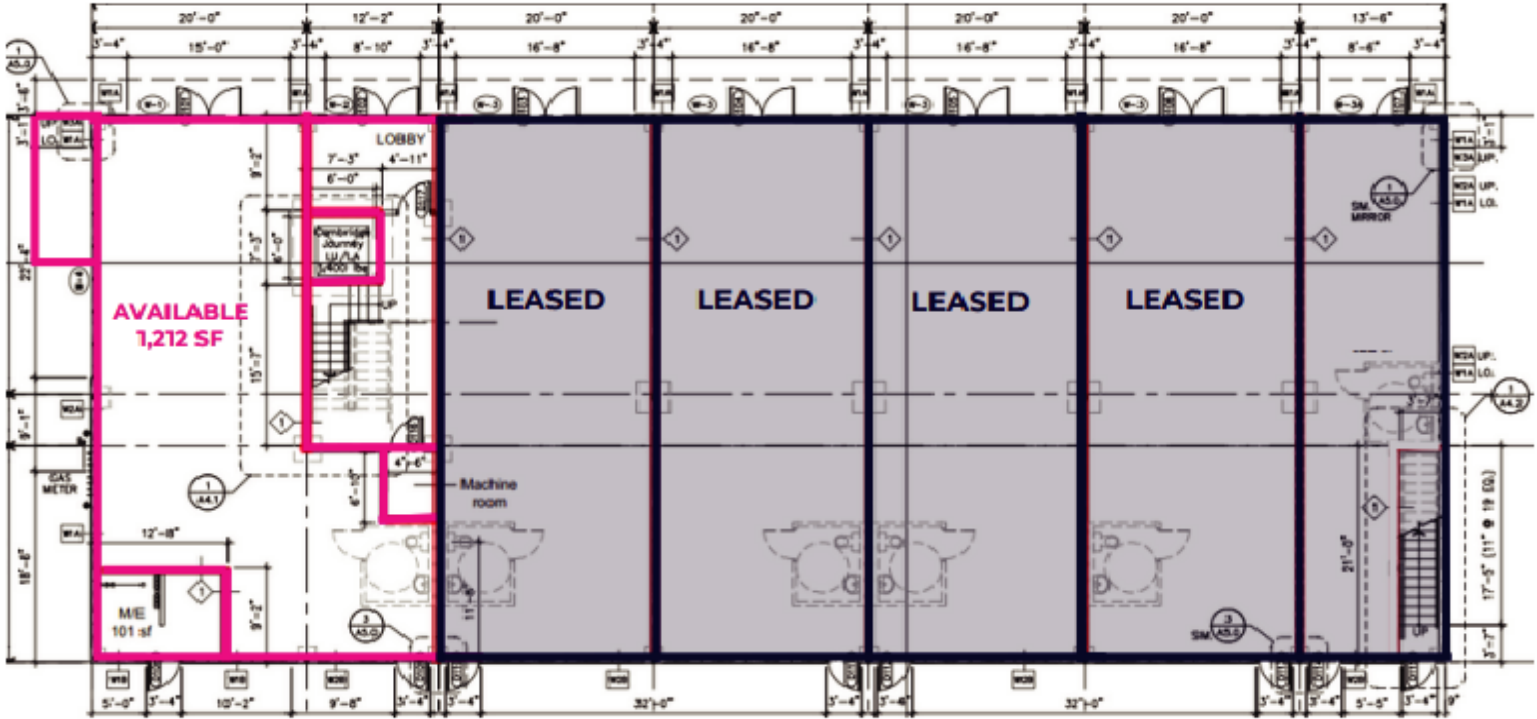
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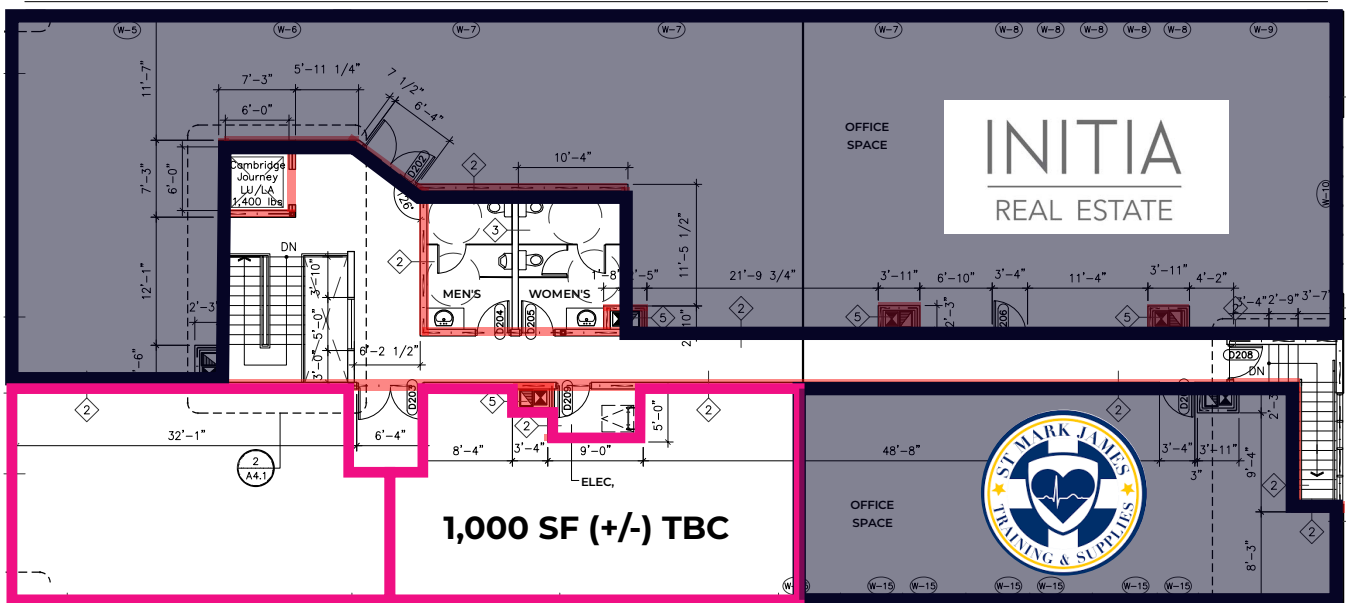
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MAIN FLOOR



SECOND FLOOR





PROPERTY LOCATION

11803 114 Avenue, Edmonton

Neighbourhood features:



RESTAURANT



TRANSIT



HWY ACCESS



DRIVE TIMES

- Kingsway Mall: 4 Minutes
- Downtown Core: 10 Minutes
- Oliver Square: 7 Minutes
- 124th Street: 8 Minutes



VEHICLES PER DAY

119 Street:	9,700 (+/-) VPD
111 Avenue:	23,200 (+/-) VPD
Kingsway NW:	28,700 (+/-) VPD



AREA INCOME

- Average household income \$85,209



AREA POPULATION

- 109,011 Daytime Population



LOCATION FEATURES

- Central location in the sought-after Inglewood neighborhood, offering easy access to downtown Edmonton.
- Proximity to major roads like 124 Street, Kingsway, and Groat Road, providing convenient connectivity throughout the city.
- Established commercial and residential area, with a mix of retail shops, restaurants, and residential properties nearby.
- Close to Edmonton's core attractions, including Kingsway Mall, Royal Alexandra Hospital, and the new Blatchford community.
- Transit-friendly location with access to public transportation, making it easily accessible for employees and clients.



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