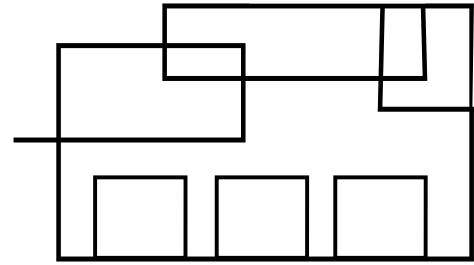


FOR LEASE

± 1,468 SF RETAIL SPACE AT 124 PLACE

#100B - 10235 124 STREET NW | EDMONTON, AB



An exceptional opportunity to lease a refined ± 1,468 square foot main-floor retail space along the prestigious 124 Street corridor. Located in the vibrant community of Wîhkwêntôwin (formerly Oliver), this sought-after destination is known for its curated mix of acclaimed eateries, upscale cafés, art galleries, and boutique retailers, creating a sophisticated and high-traffic retail environment.

As one of Edmonton's most established and densely populated neighbourhoods, Wîhkwêntôwin offers a dynamic blend of residential, commercial, and cultural energy. Positioned just west of downtown, near MacEwan University and overlooking the North Saskatchewan River, this prime location delivers strong visibility, accessibility, and a steady flow of discerning clientele.

Martin Halabi, Senior Associate
Commercial Sales & Leasing
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Peter Michailides, Licensed Assistant
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HCR HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR LEASE | ±1,468 SF RETAIL SPACE AT 124 PLACE

The Property

MUNICIPAL

#100B - 10235 124 Street NW, Edmonton AB

ZONING

MU - Mixed Use Zone

UNIT SIZE

± 1,468 Square Feet

NEIGHBOURHOOD

Wihkwentôwin

POSSESSION

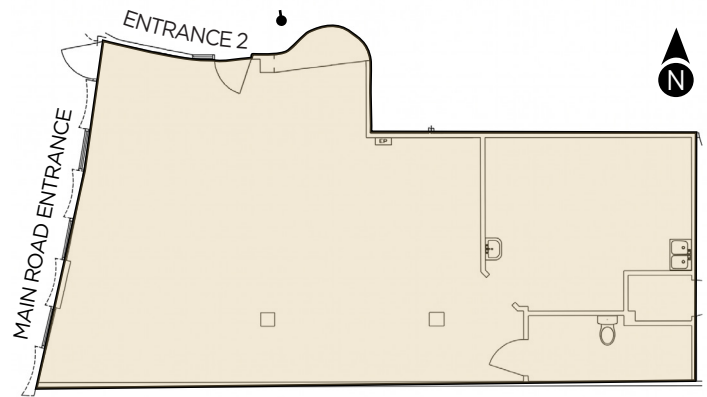
As soon as possible



CLICK FOR
CURRENT
MU USES



124 STREET NW



Lease Financials

BASE RENT

Market

ADDITIONAL RENT

\$15.70 PSF

Additional rent includes the 2026 estimate of the proportionate share of operating costs, property taxes, building insurance, & management fees.

UTILITIES

Tenant is responsible for power, water and gas.

Ideal Tenants

Food & Beverage

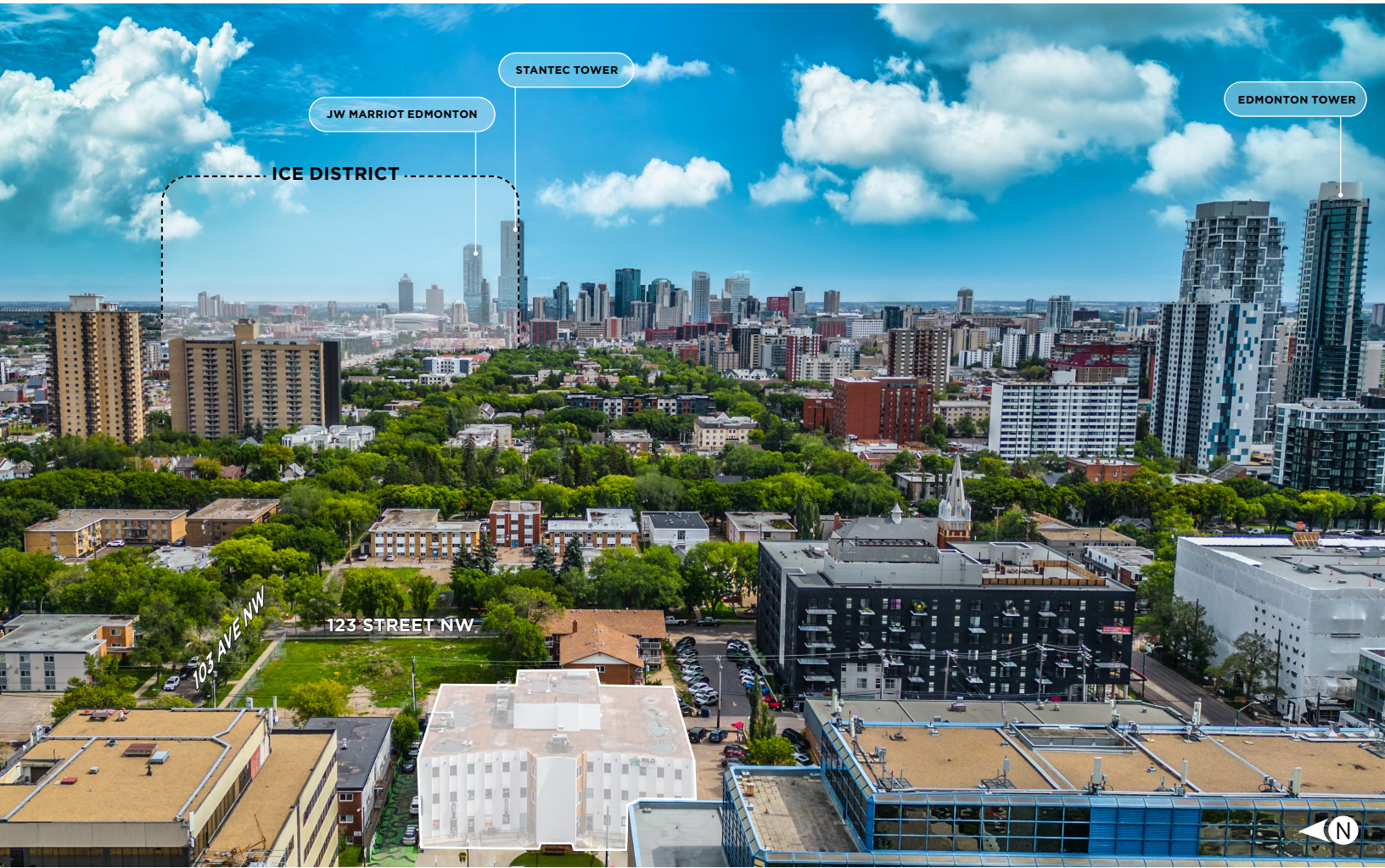
- Restaurant
- Cafe
- Juice Bar

Health & Wellness

- Medical Office
- Dental Office
- Counseling



FOR LEASE | ±1,468 SF RETAIL SPACE AT 124 PLACE



FOR LEASE | ±1,468 SF RETAIL SPACE AT 124 PLACE



DRIVE TIMES

Yellowhead Trail	10 Minutes
Whitemud Drive	15 Minutes
Anthony Henday	15 Minutes
Edmonton Int'l Airport	35 Minutes

NEARBY AMENITIES

- | | |
|-------------------------|-------------------------------|
| 1. Loblaws City Market | 6. Earl's Kitchen |
| 2. TD Bank | 7. Canada Post |
| 3. Safeway Unity Square | 8. Victoria Golf Course |
| 4. Dollarama | 9. Paul Kane Park |
| 5. The Art of Cake | 10. WĪhkwĕntŏwin Outdoor Pool |

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DEMOGRAPHICS



WĪHKWĒNTŌWIN
POPULATION
(5 KM | 2023) 209,466



5-YEAR GROWTH
FORECAST
(5 KM | 2023-2028) 2.7%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2023) \$ 92,571



TRAFFIC COUNTS
JASPER AVE NW &
124 STREET (2024) ± 16,000



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COMMERCIAL
REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.