

FOR LEASE: ERMINESKIN PLACE

2403 104 STREET, EDMONTON AB



+/- 1,311 – 1,451 SF



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OVERVIEW / ERMINESKIN PLACE

2403 104 STREET, EDMONTON AB

OPPORTUNITY

Ermineskin Place is a shopping centre conveniently located on the corner of Calgary Trail and 23rd Avenue, across from South Edmonton Common shopping Centre. The neighbourhood of Ermineskin is a charming suburb connected to the Century Park LRT Station. Other tenants include Little Peoples Daycare, Style n Smyle, Diamond Massage & Spa, Ermineskin Groceries & Foods, and Digital Security Systems Inc.

The retail centre benefits from 226 apartments above and nearby homes in Ermineskin, Keheewin, and South Common. There is a 24-hour Customer Service line which includes around-the-clock help for afterhours emergencies, and a Resident Member Portal, YuHu, to post digital ads and promotions to reach all residents in the building and other Boardwalk Residents in nearby properties.

DEMOGRAPHICS



EXPOSURE

Calgary Trail & 23rd Avenue



PARKING

Ample on-site and street parking



MAIN FLOOR

Commercial retail space



52,250

Population within 3km



\$113,617

Household income average within 3km



37,100

Vehicles per day



TRANSIT

In close proximity



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SALIENT DETAILS

MUNICIPAL ADDRESS: 2403 104 Street, Edmonton, AB

UNIT SIZES: +/- 1,311 – 1,451 SF

AVAILABILITY: Immediately

ZONING: DC2: Site Specific Development Control Provision

PARKING: 18 Stalls + Street Parking

ASKING RENT: Market

ADDITIONAL RENT: \$10.00/SF (2023 est.)

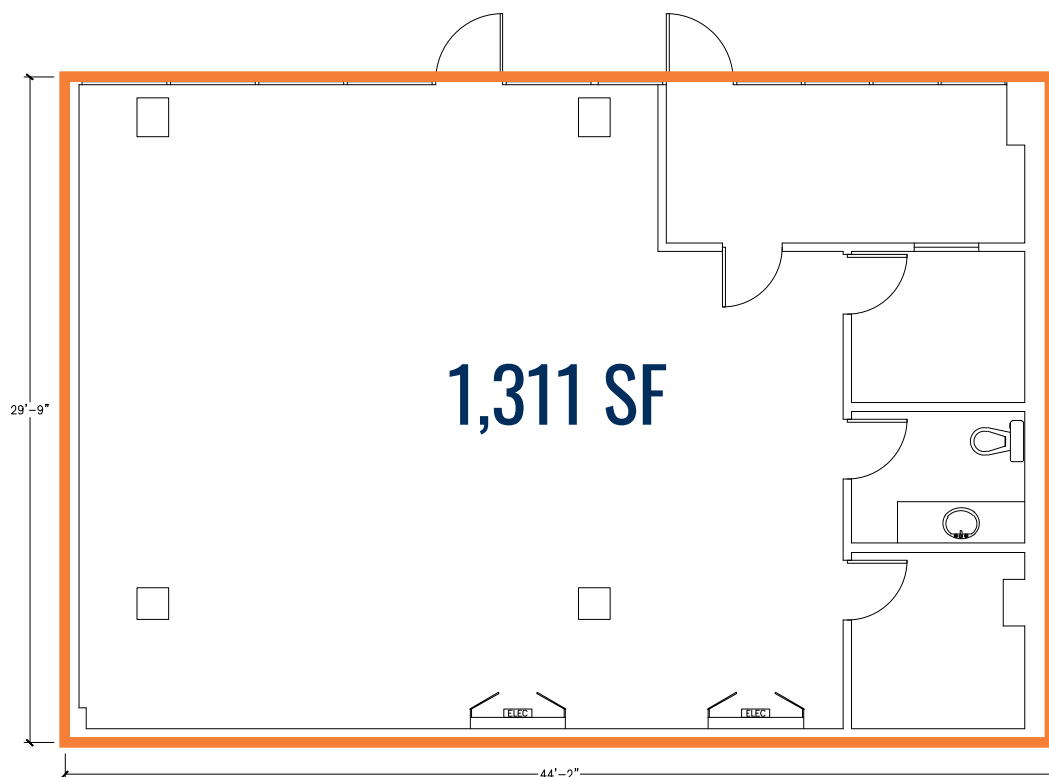
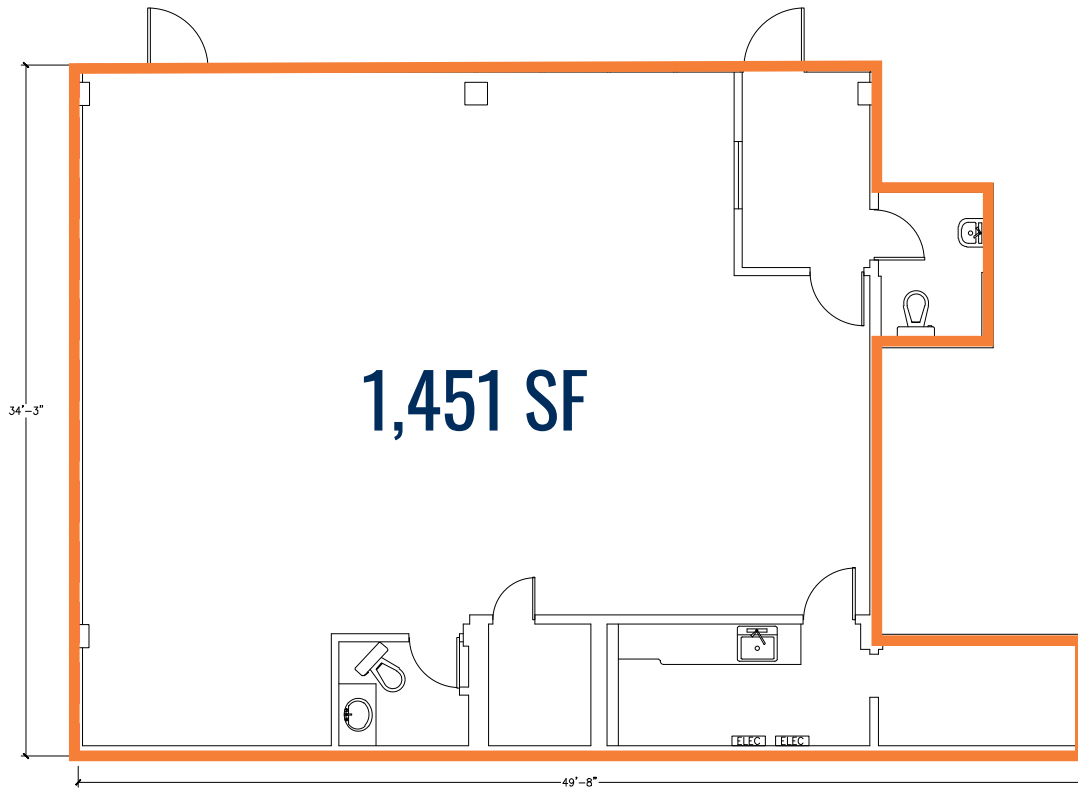


HIGHLIGHTS

- Close to South Common Shopping Centre and Century Park LRT Station
- High exposure, with quick access to Calgary Trail and 23rd Avenue
- Parking available directly in front of the building
- \$102,515 Average Annual Income per household in a 1km Radius
- Nestled in a lush neighbourhood with walking trails and 226 multi-family units directly above
- 24-hour Customer Service line
- YuHu: a Resident Member Portal to post digital ads and promotions to reach all Boardwalk Residents

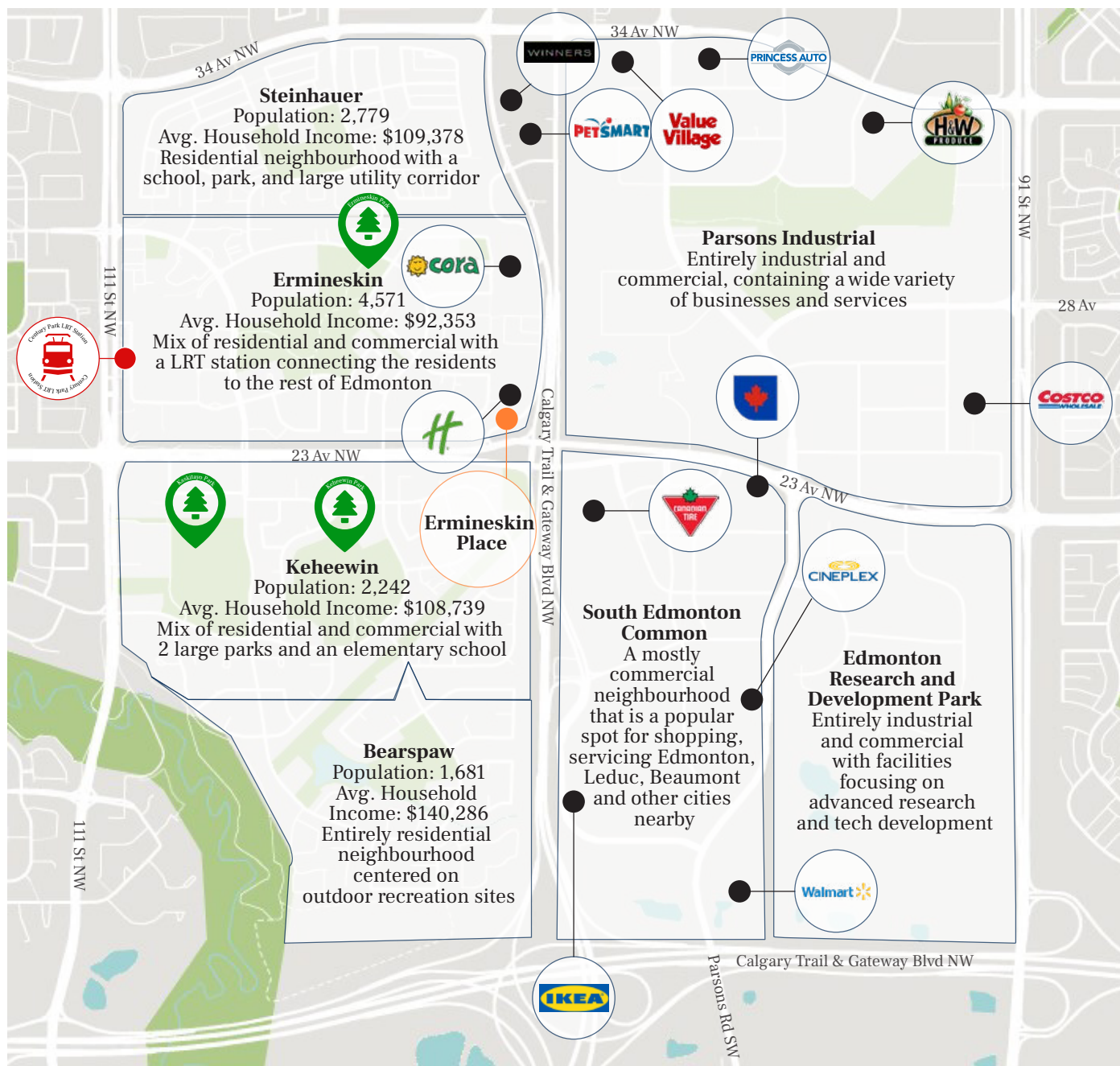
SITE PLAN / ERMINESKIN PLACE

2403 104 STREET, EDMONTON AB



LOCATION OVERVIEW / ERMINESKIN PLACE

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