

FOR LEASE WIMBLEDON

10138 113 STREET,
EDMONTON, AB



▶ **1,036 SF**

▶ **Mike Hoffert**

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OPPORTUNITY

Wimbleton is positioned on 115 Street and near Jasper Ave, nestled in the neighborhood of Oliver. As one of the most densely populated areas in Edmonton, many enjoy the benefits of this location alongside a variety of Businesses, Restaurants, cafes and the central location.

HIGHLIGHTS

- The Subject Property's existing zoning (Large Scale Residential Zone) permits a wide a diverse set of uses including, office, retail, personal service, food and beverage service, and residential uses, allowing a wide range of potential future tenants or owner-users.
- The Wimbledon is situated within the Downtown Core Area, which aims to remain as the Capital Region's primary economic, social, arts, cultural, and entertainment centre.

DETAILS + STATS / WIMBLEDON

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Municipal Address:	10138 113 Street, Edmonton, AB	Signage:	Facade signage available
Legal Description:	Plan B3 Blk 13 Lot 172 - 178	Leasable Area:	1,036 SF
Zoning:	Large Scale Residential	Additional Rent:	\$9.70 / SF
Parking:	Scramble available	Lease Rate:	Market



25,070
vehicles
per day



EXPOSURE
Jasper Ave &
113 Street



PARKING
Scramble available



TRANSIT
in close
proximity



\$84,176
household income
average within 3 km



69,925
population 20-64
years of Edmonton

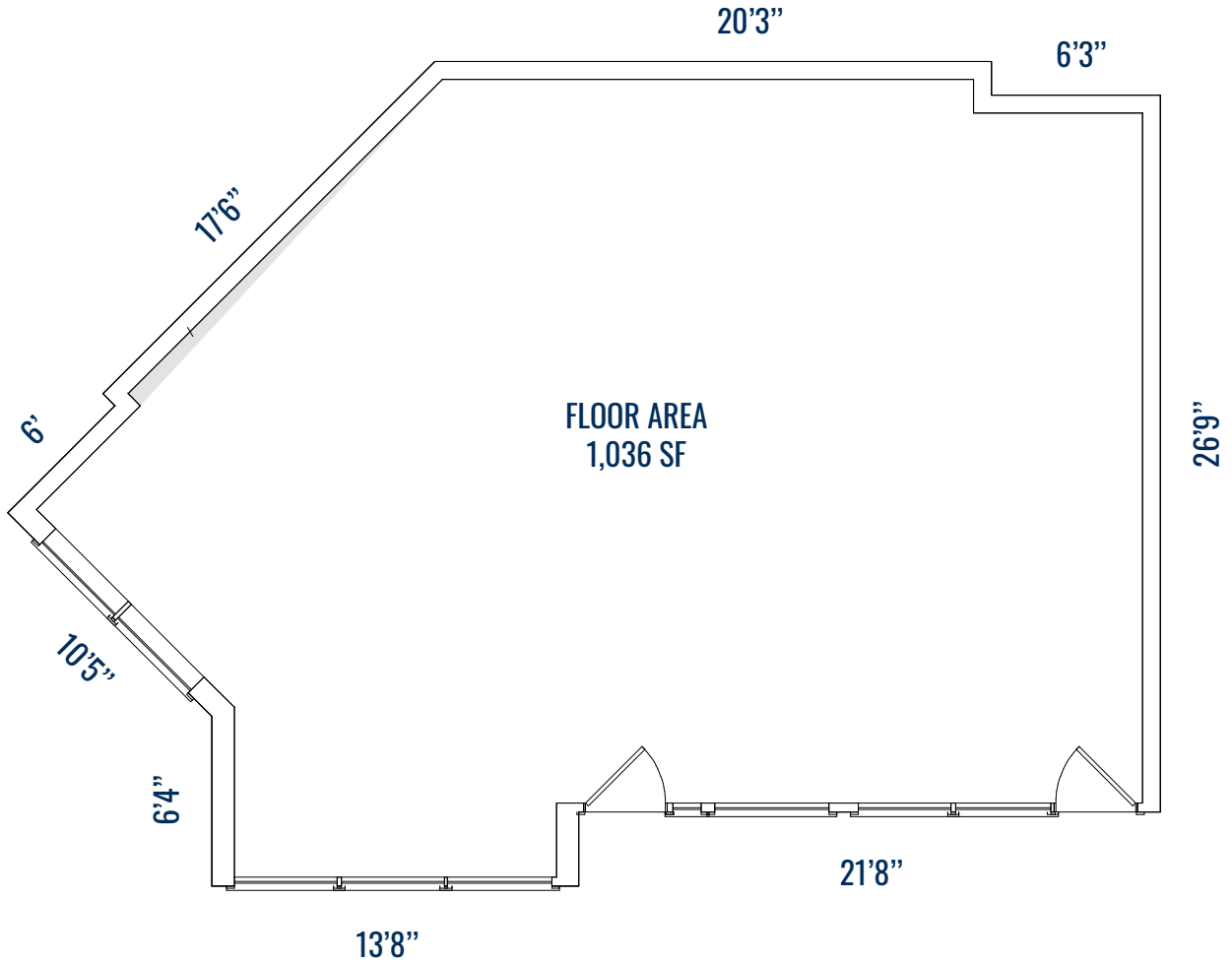


MAIN FLOOR
high exppsure
retail space



FLOOR PLAN / WIMBLEDON

10138 113 STREET, EDMONTON, AB





Marcus & Millichap

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