

FOR LEASE

BOARDWALK CENTRE

10531 90 STREET, EDMONTON, AB

7,380 SF COMMERCIAL SPACE AVAILABLE



Marcus & Millichap

Mike Hoffert
Senior Associate
Mike.Hoffert
@MarcusMillichap.com

Casey McClelland
Senior Vice President
Casey.McClelland
@MarcusMillichap.com

Kevin Glass
Senior Associate
Kevin.Glass
@MarcusMillichap.com

OPPORTUNITY

Excellent opportunity to lease a 7,380 SF high exposure commercial space located in Boardwalk Centre. Boardwalk Centre a mixed use community of 598 residential apartments and several commercial businesses including Dental, Daycare, Barbershop and more. Located on Jasper Avenue with 20,226 vehicles per day, minutes to downtown Edmonton and stunning views of Edmonton's river valley.

The subject vacancy is a turnkey restaurant including modern buildout with an open concept retail area, high ceilings and fully build out kitchen with loading.



SALIENT DETAILS

Municipal Address:	10531 90 Street, Edmonton
Legal Description:	Plan 155HW Blk 5
Leasable Area:	7,380 SF
Lease Rate:	Market
Additional Rent:	TBD
Zoning:	DC2 (A)
Neighbourhood:	Eastgate Business Park
Parking:	Surface and underground parking available
Year Built:	1987



HIGHLIGHTS



Ideal uses include restaurant, grocery, medical, fitness and more



Mixed use site with several commercial tenants and 598 residential units, including 1% vacancy.



Prime exposure to Jasper Avenue with 20,226 vehicles per day

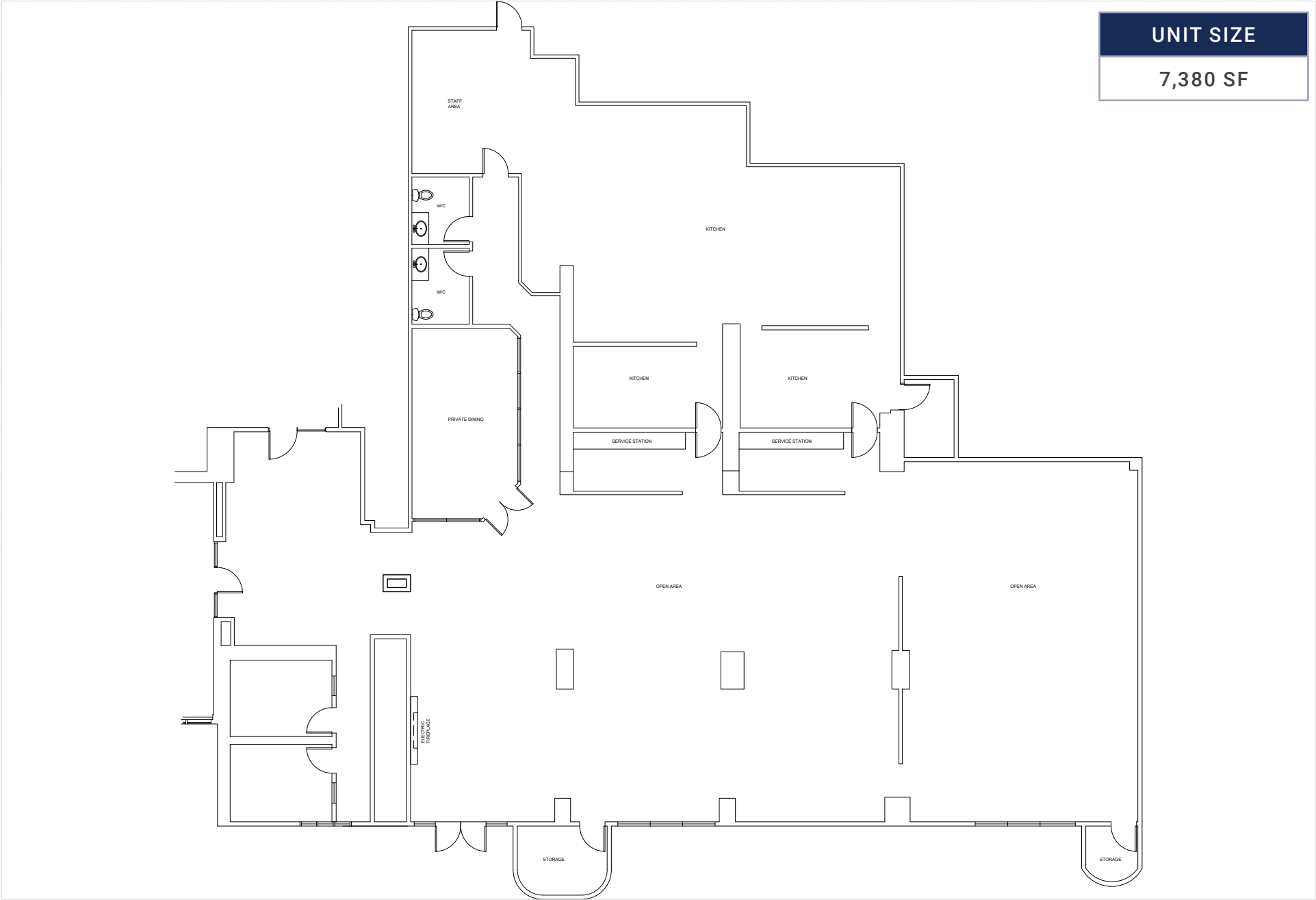


Daytime population reaching an impressive total of 11,144

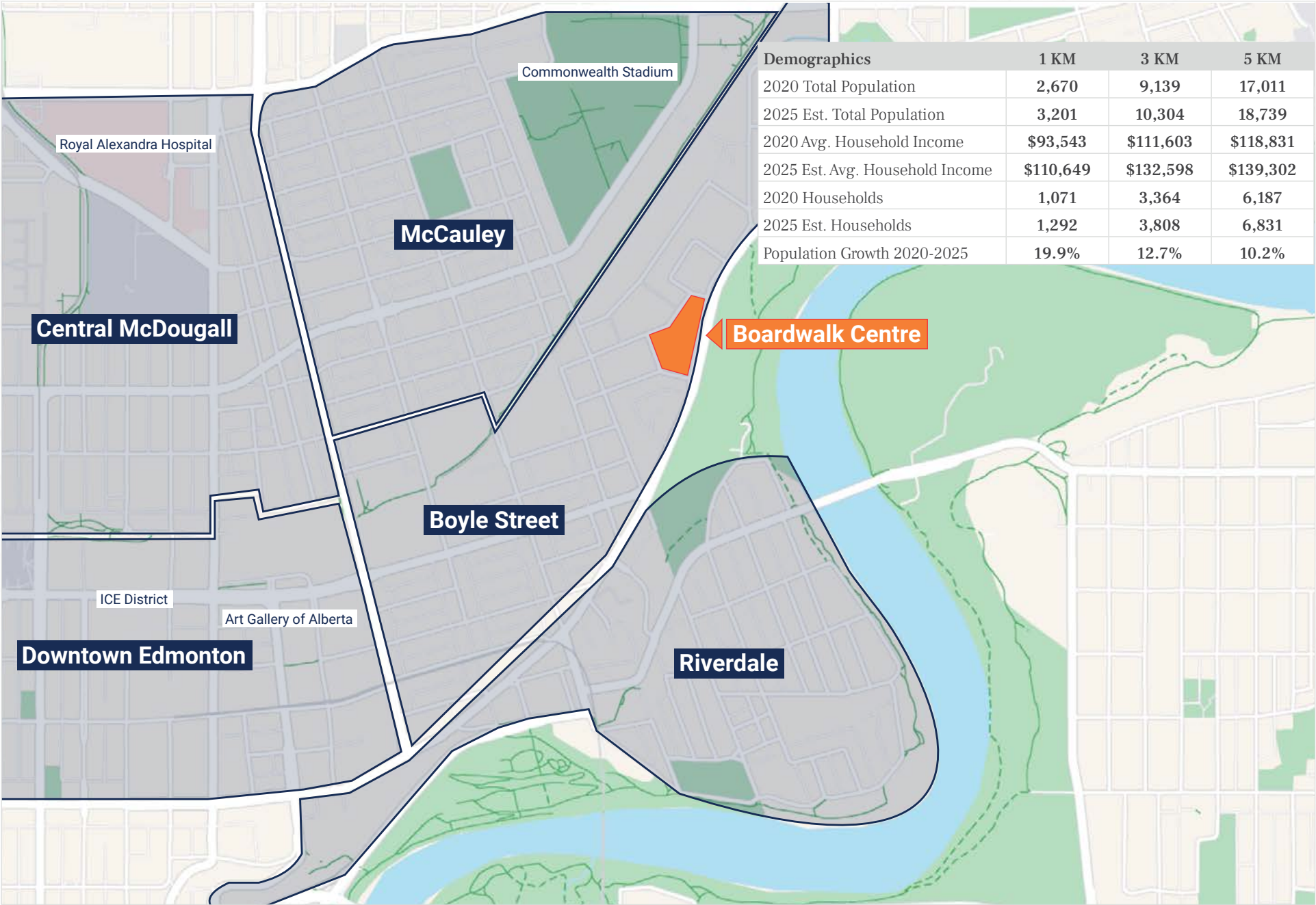


Fully turnkey unit including recent upgrades, fully functional kitchen and loading bay

SITE PLAN



LOCATION OVERVIEW



PHOTOS



Marcus & Millichap

MarcusMillichap.com

Mike Hoffert
Senior Associate
Mike.Hoffert
@MarcusMillichap.com

Casey McClelland
Senior Vice President
Casey.McClelland
@MarcusMillichap.com

Kevin Glass
Senior Associate
Kevin.Glass
@MarcusMillichap.com

Marcus & Millichap
10175 101 St NW Suite 1820,
Edmonton, AB T5J 0H3
(587) 756-1600



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.