

FOR LEASE

10049 103 STREET, EDMONTON, AB


±10,000 SQ. FT.



**HIGH-EXPOSURE TWO-LEVEL RETAIL
FLEX SPACE BELOW MULTI-FAMILY RESIDENTIAL**

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

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PROPERTY INFORMATION

Municipal Address: 10049 103 Street, Edmonton, AB

Legal Address: Block 2, Plan B, Lot 74-75

Available Size: ±10,000 Sq. Ft.

Zoning: [CCA \(Core Commercial Arts Zone\)](#)



Parking: Street parking

Possession: Immediately

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Lease Rate: \$12.00/Sq. Ft.

**Water and electricity separately metered.*

Op Costs: \$3.50 /Sq. Ft. (2026)

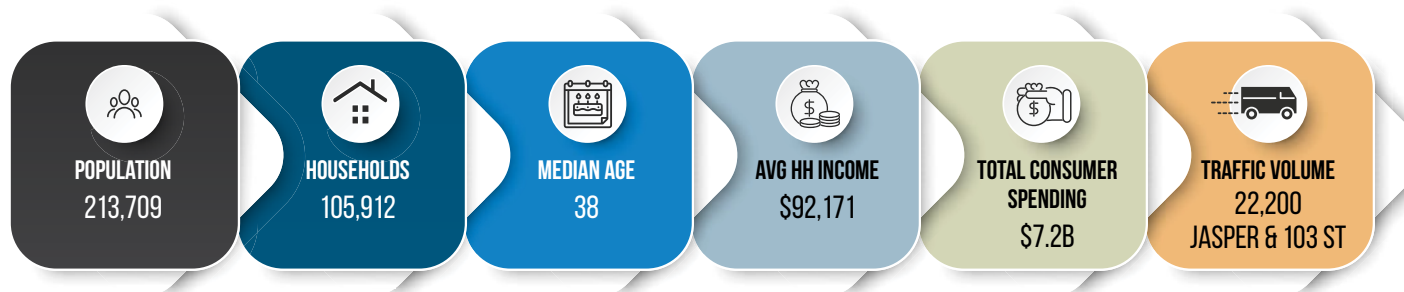
**Property Tax, Property Insurance, Property Management, Repairs and Maintenance, and Heat.*

TI Allowance: Negotiable

PROPERTY HIGHLIGHTS

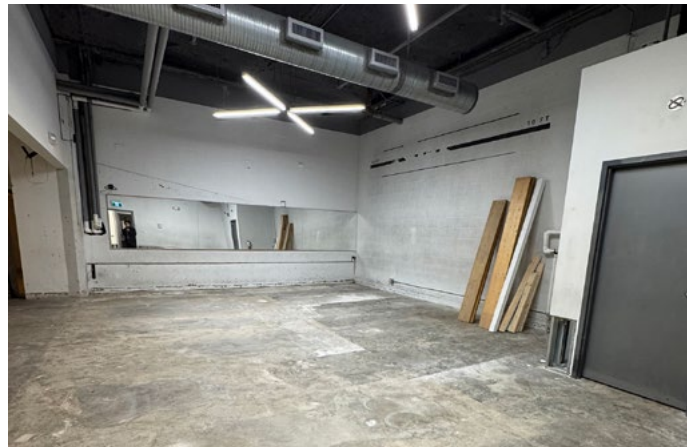
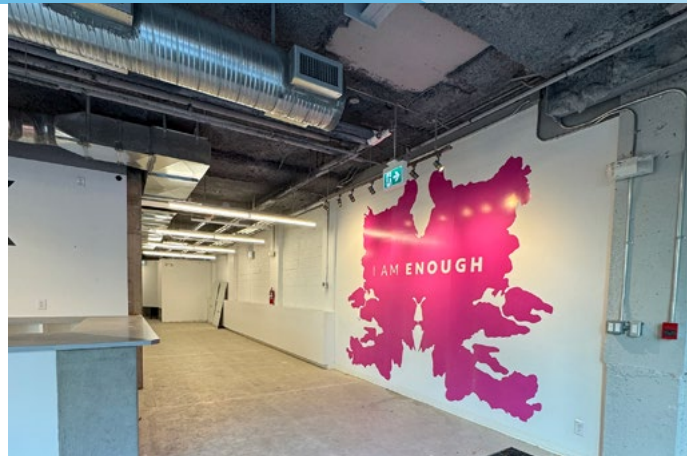
- Unique two-level commercial space with excellent exposure and signage opportunity facing 103 Street NW.
- Located at the base of a multi-family residential building, providing direct access to nearby residents and built-in customer traffic.
- Main floor features two large showroom areas, offering strong flexibility for retail, personal service, wellness, fitness, or studio uses.
- Partially built-out washroom infrastructure in place, including shower rough-ins and an accessible washroom.
- Large internal staircase provides direct access to the basement level.
- Basement includes a spacious showroom/open area, ideal for additional retail display, studio space, storage, treatment rooms, or back-of-house operations.
- Flexible layout suitable for a wide range of commercial users seeking a visible, multi-level premises in a central location.

DEMOGRAPHICS WITHIN 5KM



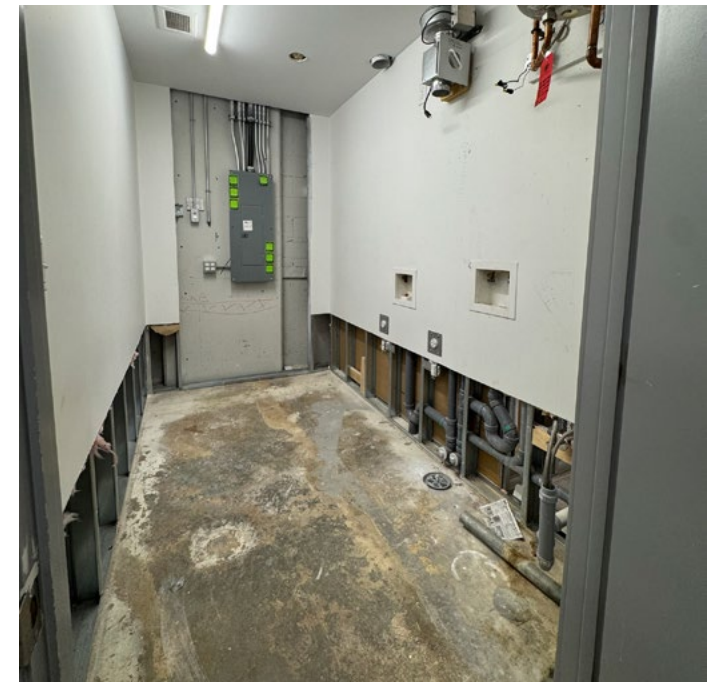
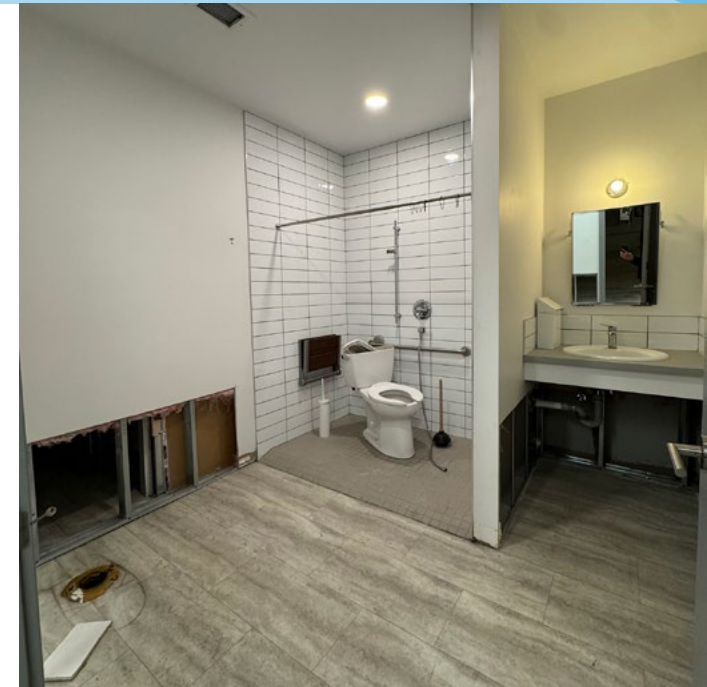
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