

FOR LEASE CAPITAL

10043 - 108 ST, EDMONTON, AB

CAPITAL

10043

1,000 TO 2,830 SF OF HIGHLY
DESIRABLE STREET-FRONT
COMMERCIAL RETAIL SPACE



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OVERVIEW / CAPITAL

10043 - 108 ST, EDMONTON, AB

OPPORTUNITY

Take advantage of being positioned within Edmonton's Downtown Business District along the newly upgraded Capital Boulevard, just off of Jasper Avenue. Various street-front retail unit sizes available in this tastefully brand-new and redeveloped residential and commercial complex.



HIGHLIGHTS

- 1,000 to 2,830 SF highly desirable street-front commercial retail spaces for lease
- Cafe Bar Oro currently operating within turnkey cafe unit
- Building is considered a significant re-development for the area
- Daytime population reaches 180,052 within the immediate area
- Ideal positioning within Edmonton's Downtown business district
- Positioned along Capital Boulevard with stunning Legislature views
- The building contains two residential towers above that are 95% leased: one 12-storey with 154 units, one 6-storey with 60 units, totaling 214 individual residential units



SITE MAP / CAPITAL

10043 - 108 ST, EDMONTON, AB



Click the icon for
a 360° tour of the
full Floor Plan



AREA + STATS / CAPITAL

10043 - 108 ST, EDMONTON, AB

Municipal Address: 10043 - 108 Street, Edmonton

Zoning: CMU - Commercial Mixed Use

Lease Rate: Market

Area: Up to 2,830 SF with demising options

Available: Immediately

Operating Costs: TBD

Legislature Building 4 minutes

Rogers Place 4 minutes

City Hall 7 minutes

University of Alberta 11 minutes

Whyte Avenue 13 minutes



26,432

vehicles
per day



EXPOSURE

Capital
Boulevard



PARKING

surface stalls
located on site



TRANSIT

in very close
proximity



\$63,570

household income
average within 3 km



91,355

population
within 3 km



BUILDING

freestanding
commercial





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