

# FOR LEASE



**CUSHMAN &  
WAKEFIELD**  
Edmonton



**FULLY FIXTURED RESTAURANT SPACE**

**2,988 SF AVAILABLE IMMEDIATELY**

# CENTRE 114

10544 - 114 Street NW, **Edmonton, Alberta**

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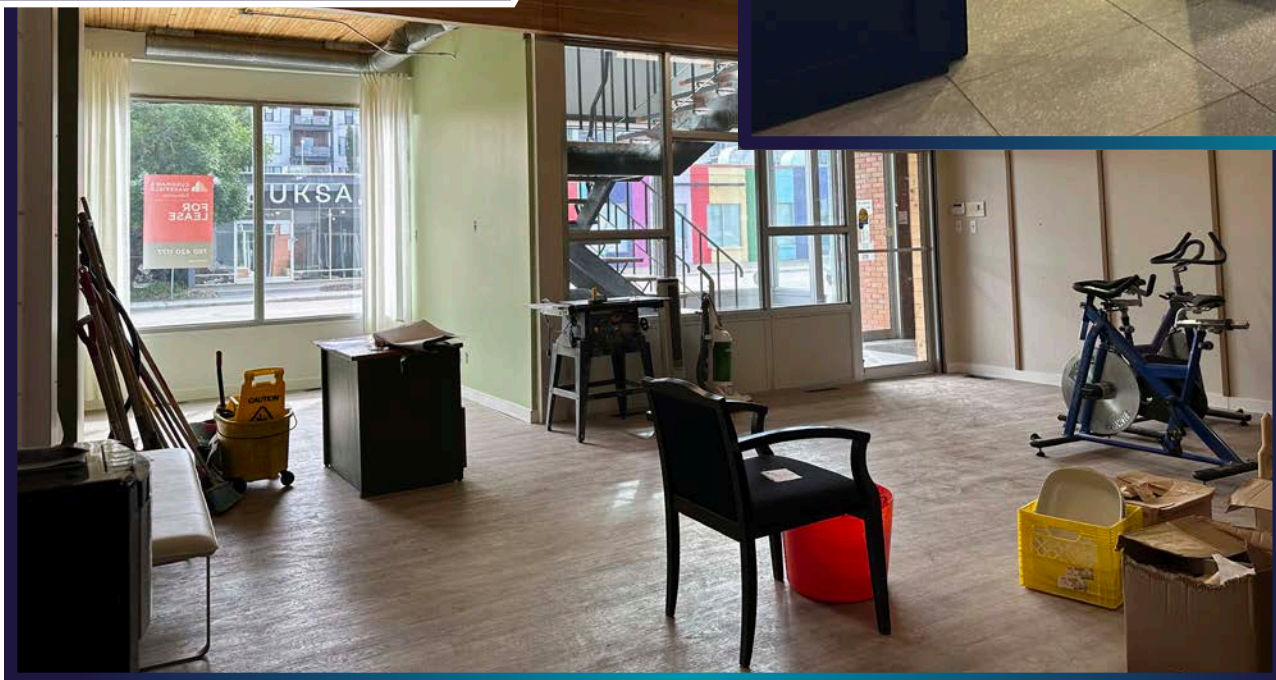
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# PROPERTY HIGHLIGHTS

- Beautifully built out restaurant space available immediately.
- Unique 2 story development strategically located within the heart of the Queen Mary Park Neighborhood.
- Over 23,331 residents within a 1km radius.
- Nearby amenities and developments include Grant MacEwan University, Brewery District, Unity Square, Longstreet.
- Ample street parking available
- High exposure signage opportunities available.
- (DC) Direct Control Zoning allows for a wide variety of uses.
- Rear parking available
- Lease Rate: Contact Listing Agent
- Additional Rent: \$13.95 per SF (2025)

## UNIT 105: 2,901 SF



## UNIT 101: 2,988 SF



# PROPERTY DETAILS

Municipal Address:	10544 - 114 Street NW, Edmonton, Alberta
Legal Description:	Lot: 206A Block: 14, Plan: 0523261
Zoning:	Direct Control (DC 20989)
Neighbourhood:	Queen Mary Park
Built:	1964



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
23,331	96,143	218,474



## AVERAGE INCOME

1km	3km	5km
\$83,221	\$96,836	\$107,566



## HOUSEHOLDS

1km	3km	5km
13,483	51,778	107,048



## VEHICLES PER DAY

107 Ave VPD (2024): 19,565  
104 Ave VPD (2024): 32,143  
116 Street VPD (2024): 26,015

## AERIAL VIEW





**2,988 SF**



## INTERIOR PHOTOS

