

# FOR LEASE

124 STREET RETAIL

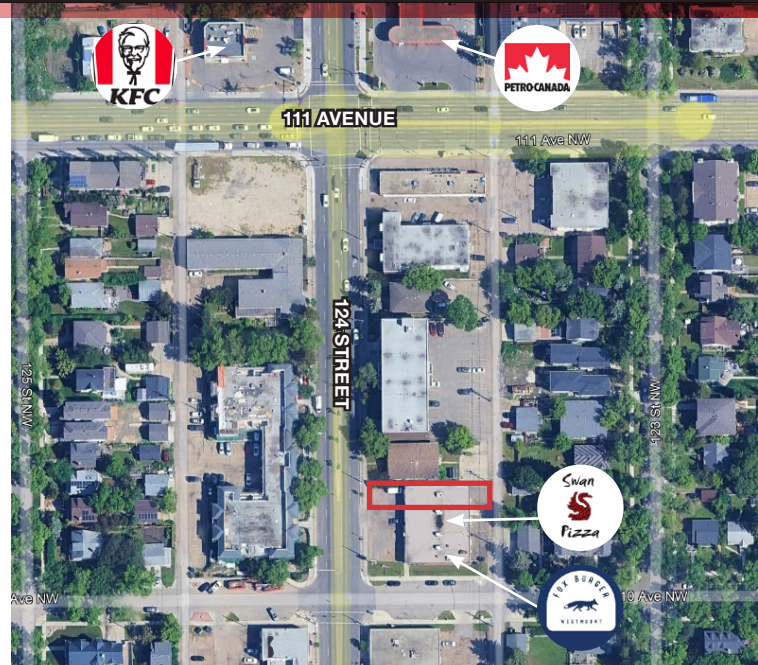
NAI Commercial



11009 - 124 STREET | EDMONTON, AB | HIGH VISIBILITY RETAIL

## PROPERTY DESCRIPTION

- 1,781 sq.ft. retail unit for lease
- Situated on 124th Street with great visibility and foot traffic
- Easy access from major routes like 102 Avenue, 107 Avenue and Stony Plain Road
- Property benefits from newly paved parking lot, a rare convenience on 124th Street
- New façade complete
- Vacant unit is updated with new paint, ceiling and lights
- Join Fox Burger, Red Swan Pizza and liquor store



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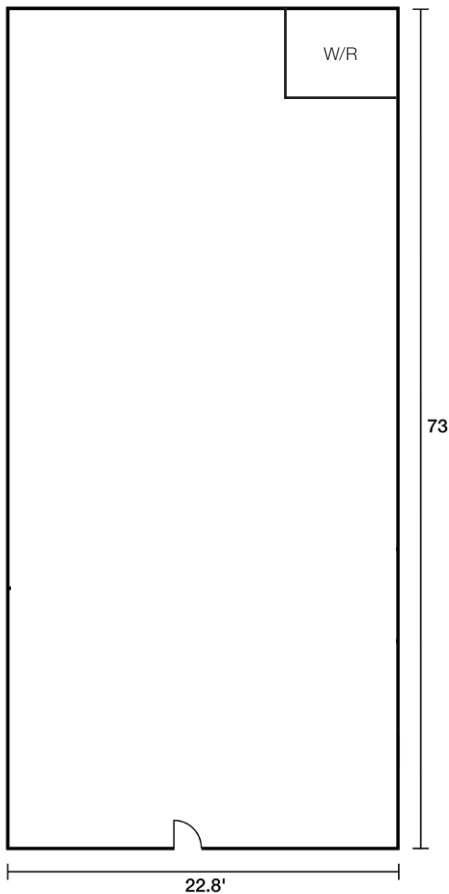
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**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan RN39B Block 45 Lot 19
AREA AVAILABLE	1,781 sq.ft.±
AVAILABLE	Immediate possession
ZONING	MU - Mixed Use
YEAR BUILT	1979
PARKING	Surface
LEASE RATE	Starting at \$19.00/sq.ft./annum
OPERATING COSTS	\$18.88/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees



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