

FOR LEASE

UP TO 1,965 SF (+/-)

Demisable into
1,265SF | 700 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



↑ 12321 105 Ave, Edmonton

↑ 10459 124 St, Edmonton

HIGH EXPOSURE CORNER RETAIL UNIT

- Fronts 124 Street with easy access to 107 Avenue, Stony Plain Road and Downtown
- Exposure to 14,900 vehicles/day (2018 City of Edmonton Traffic Flow Map) as well as increased pedestrian and cycling traffic
- Nearby public transit
- 86,011 population within 3km radius (Costar 2020)

Contact

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FOR LEASE

High Exposure Corner Retail Unit

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

1,265 Sq. Ft. Space (12321 105 Ave, Edmonton)



700 Sq. Ft. Space (10459 124 St, Edmonton)



FOR LEASE

High Exposure Corner Retail Unit

Property Information

Municipal Address: 12321 - 105 Avenue, Edmonton, AB (1,265 SF)
10459 - 124 Street, Edmonton, AB (700 SF)

Legal Description: Plan RN22, Block 22, Lot 1

Size: 1,965 Sq. Ft. (+/-)
Demisable 1265 Sq. Ft. | 700 Sq. Ft.

Available: Immediate

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Op. Costs: \$10.75/Sq. Ft.
(Expenses are the responsibility of the tenant. Estimated to include property tax, building insurance, gas, water and power)

Lease Rate:	Years	1-2	3-4	5
	Price/SF		\$20.00	\$23.00

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