

# FOR LEASE: CROSSROADS

NE CORNER OF 109 STREET AND 107 AVENUE, EDMONTON, AB

PRIME MEDICAL AND RETAIL SPACE  
ALONG 109 STREET



Casey McClelland  
Senior Vice President  
[Casey.McClelland@MarcusMillichap.com](mailto:Casey.McClelland@MarcusMillichap.com)

Mike Hoffert | Kevin Glass  
Senior Associates  
[MGHRetail@MarcusMillichap.com](mailto:MGHRetail@MarcusMillichap.com)

**Marcus & Millichap**

# OVERVIEW / CROSSROADS

NE CORNER OF 109 STREET & 107 AVENUE, EDMONTON, AB

## OPPORTUNITY

Prime medical and retail space available in a premium mixed-use retail and office development, situated on the corner just north of Central Edmonton along 109 Street. Take advantage of close proximity to MacEwan University, the ICE District, 104 Avenue and Downtown Edmonton. The existing vacancy can be demised into many different configurations and works well for local and national retailers, professional, and office tenants.

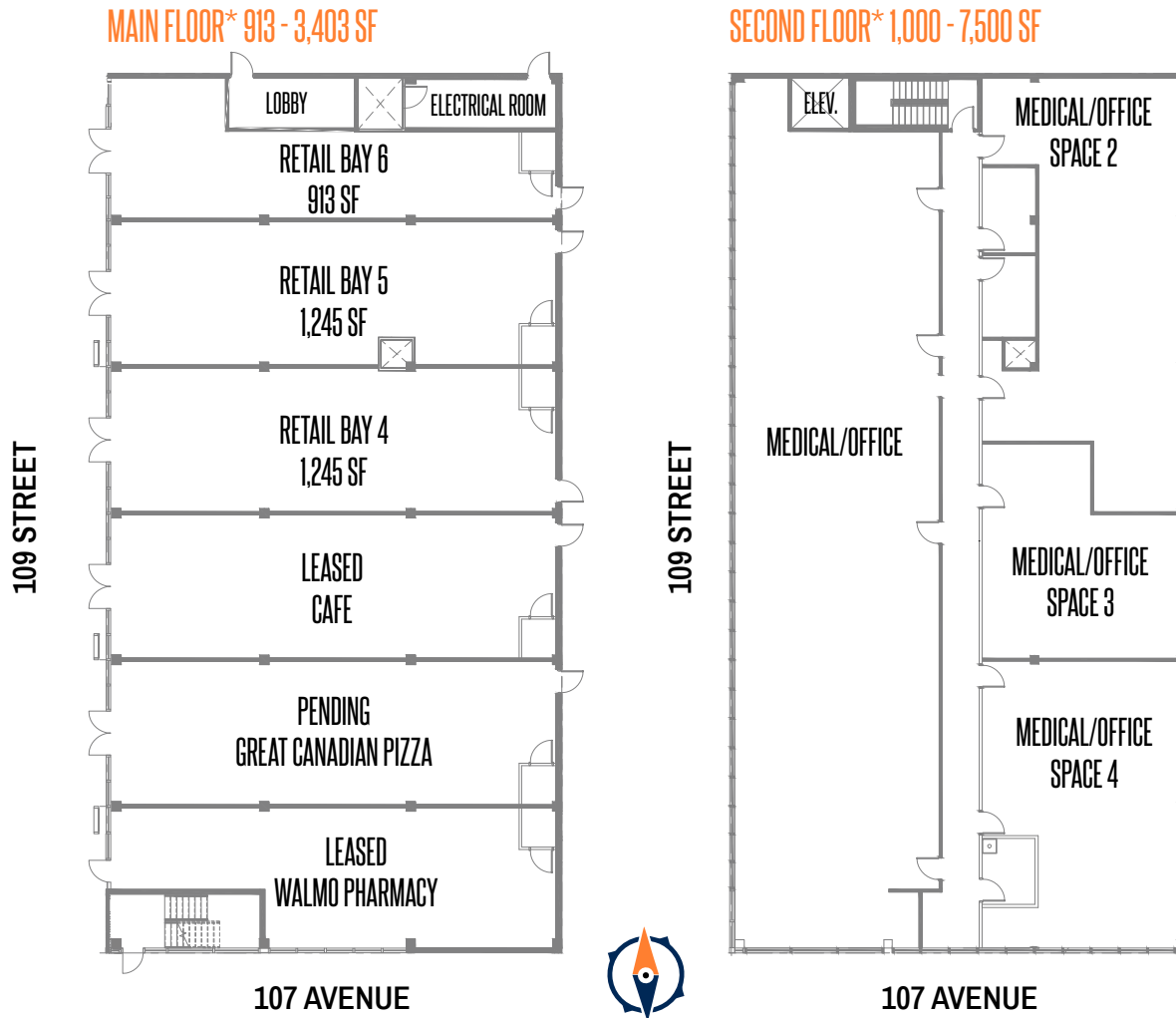


## HIGHLIGHTS

- The building is currently undergoing a modern renovation including a new elevator with contemporary finishes with desirable landscaping surrounding the property
- Opportunity to lease a variety of medical and retail spaces from 913-7,500 SF, with demising options available primed for medical use
- Corner lot positioning provides the unit with excellent exposure to both 109 Street and 107 Avenue boasting 28,340 vehicles per day
- The property is easily accessible from major central thoroughfares 104 Avenue, 109 Street, and Jasper Avenue
- Ideal exposure to a total daytime population of 291,849 people traveling into and out of the area daily
- Population growth for the area is expected to climb 13.7% within the next five years

# DETAILS + SITE MAP / CROSSROADS

NE CORNER OF 109 STREET & 107 AVENUE, EDMONTON, AB



## SALIENT DETAILS

Municipal Address:	10703 109 Street, Edmonton, AB
Legal Description:	Plan 3942 MC, Block 8, Lot 179
Zoning:	CB1 - Low Intensity Business Zone
Available Space:	Main Floor: 913-3,403 SF Second Floor: 1,000-7,500 SF
Parking:	On-site Front & Rear Parking
Lease Rates:	Market
Additional Rent:	TBD

\*plans may not be accurately represented as renovations are currently underway

# AREA + STATS / CROSSROADS

NE CORNER OF 109 STREET & 107 AVENUE, EDMONTON, AB



**28,340**  
vehicles  
per day



**EXPOSURE**  
Along 109 Street &  
107 Avenue



**PARKING**  
on-site parking &  
street parking



**TRANSIT**  
in direct  
proximity



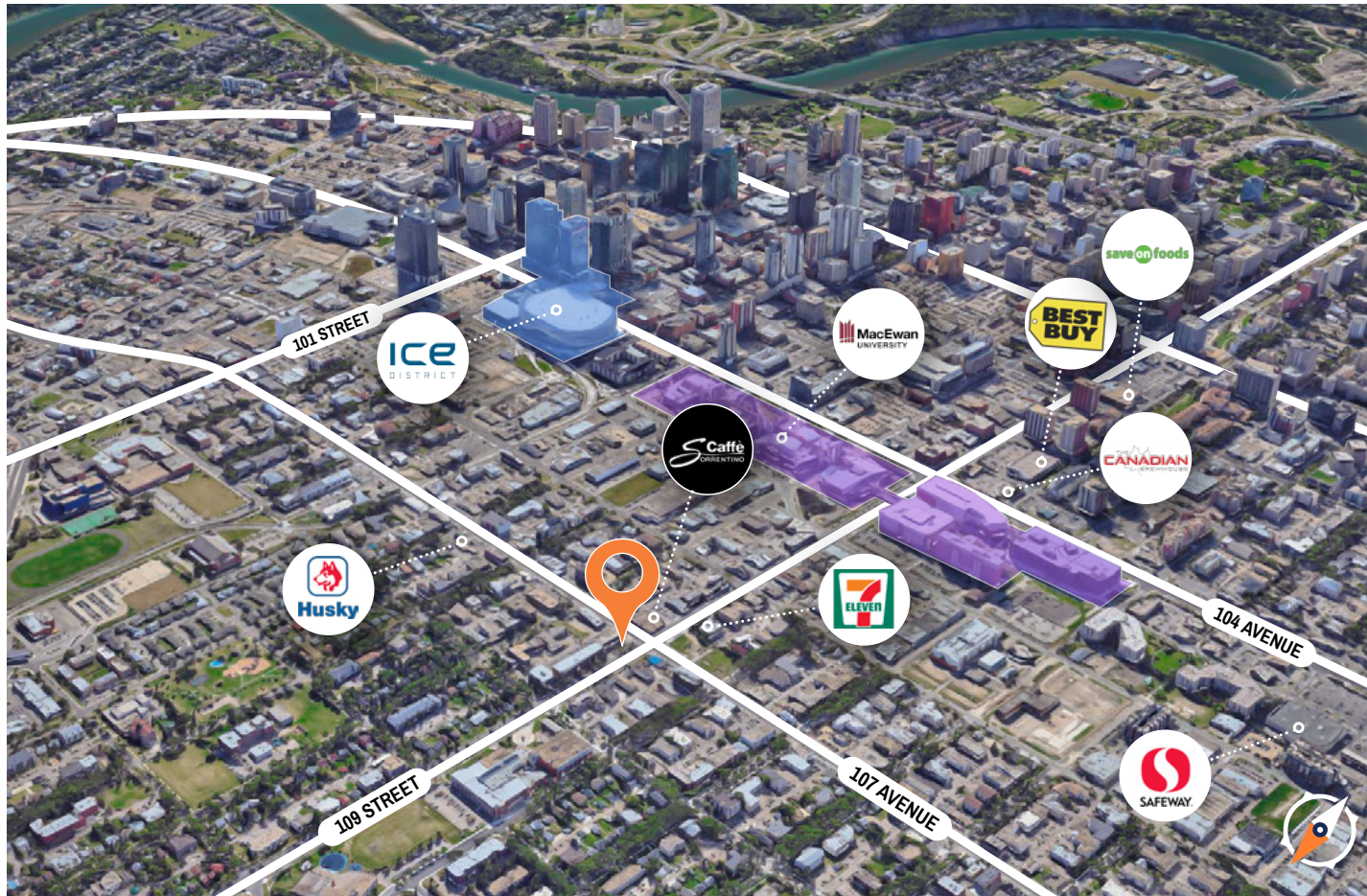
**\$80,674**  
household income  
average within 3 km



**103,508**  
population  
within 5 km



**TWO-STORY**  
commercial  
retail space



## AREA HIGHLIGHTS

Crossroads is ideally located just north of central Edmonton along 109 Street, nearby all forms of transportation, retail, services, and entertainment. The entertainment (ICE District), Grant MacEwan University, and major retail services are within walking distances from the property. Businesses benefit from direct access to all major bus and LRT routes and also allows quick access to central Edmonton's main thoroughfares: 109 Street, 104 Avenue, and Jasper Avenue, providing efficient access to all nodes outside of the core.

MacEwan University **3 minutes**

ICE District **5 minutes**

Downtown Edmonton **6 minutes**

Brewery District **9 minutes**

# CROSSROADS

---

## PRESENTED BY

### CASEY McCLELLAND

Senior Vice President  
Office (587) 756-1560  
Email Casey.McClelland@MarcusMillichap.com

### KEVIN GLASS

Senior Associate  
Office (587) 756-1570  
Email Kevin.Glass@MarcusMillichap.com

### MIKE HOFFERT

Senior Associate  
Office (587) 756-1550  
Email Mike.Hoffert@MarcusMillichap.com

## Marcus & Millichap

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Proposal has been prepared to provide summary, unverified information to prospective sellers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential sellers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2022 Marcus & Millichap. All rights reserved.