

| **SABLE** REALTY |



FOR LEASE

1,240 SF of Prime Retail Space on the Vibrant 124 Street Corridor

**10453
124 STREET**

10453 124 Street Edmonton Alberta

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Unit for Lease on Thriving, High Traffic 124 Street

Fronting onto Edmonton's vibrant 124 Street corridor, 10453 124 Street offers 1,240 SF of prime retail space in one of the city's most dynamic and walkable commercial districts. Surrounded by popular cafés, restaurants, boutiques, and specialty retailers, the property benefits from excellent visibility, strong foot traffic, and high exposure to both local residents and visitors. Mixed Use zoning allows for a wide range of potential uses, making it an ideal location for a café, restaurant, convenience store, vape shop, or other retail concept seeking a highly visible storefront in a thriving destination.

PROPERTY DETAILS

Municipal Description 10453 124 Street Edmonton AB

Legal Description Lot 1, Block: 22, Plan: RN22

Zoning Mixed Use

Vacant Unit Size 1240 SF

Year Built 1950

Base Rent Market

Additional Rent \$10.00 PSF (Utilities Included)

Possession Immediately



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10453 124 Street
Edmonton AB

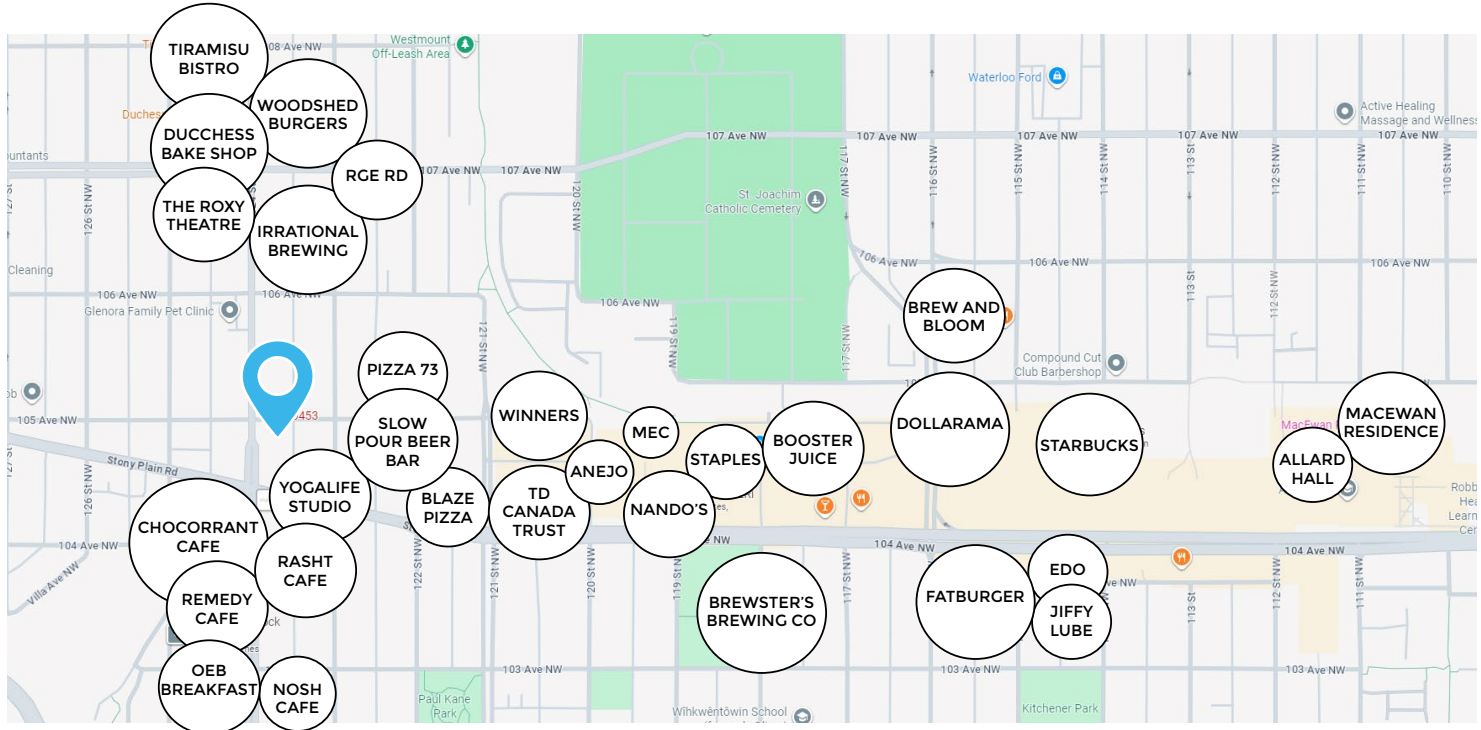
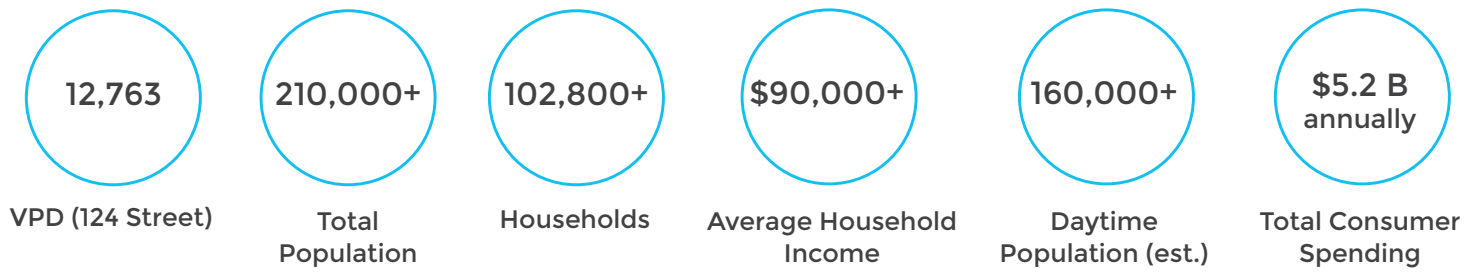
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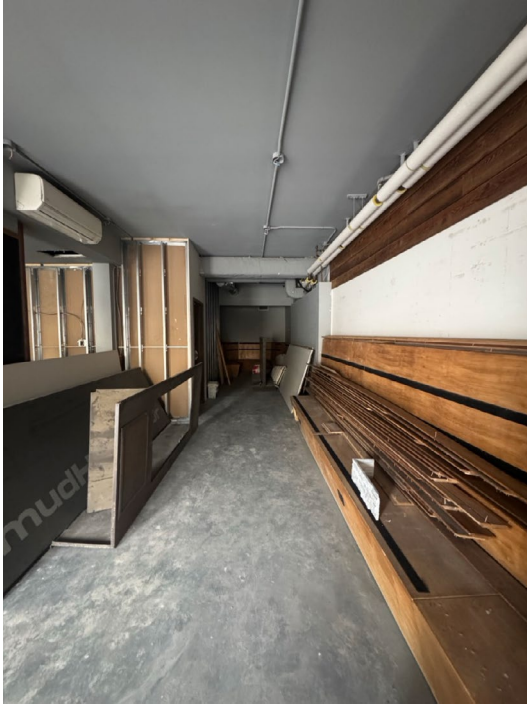
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DEMOGRAPHICS WITHIN 3KM



INTERIOR PHOTOS



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