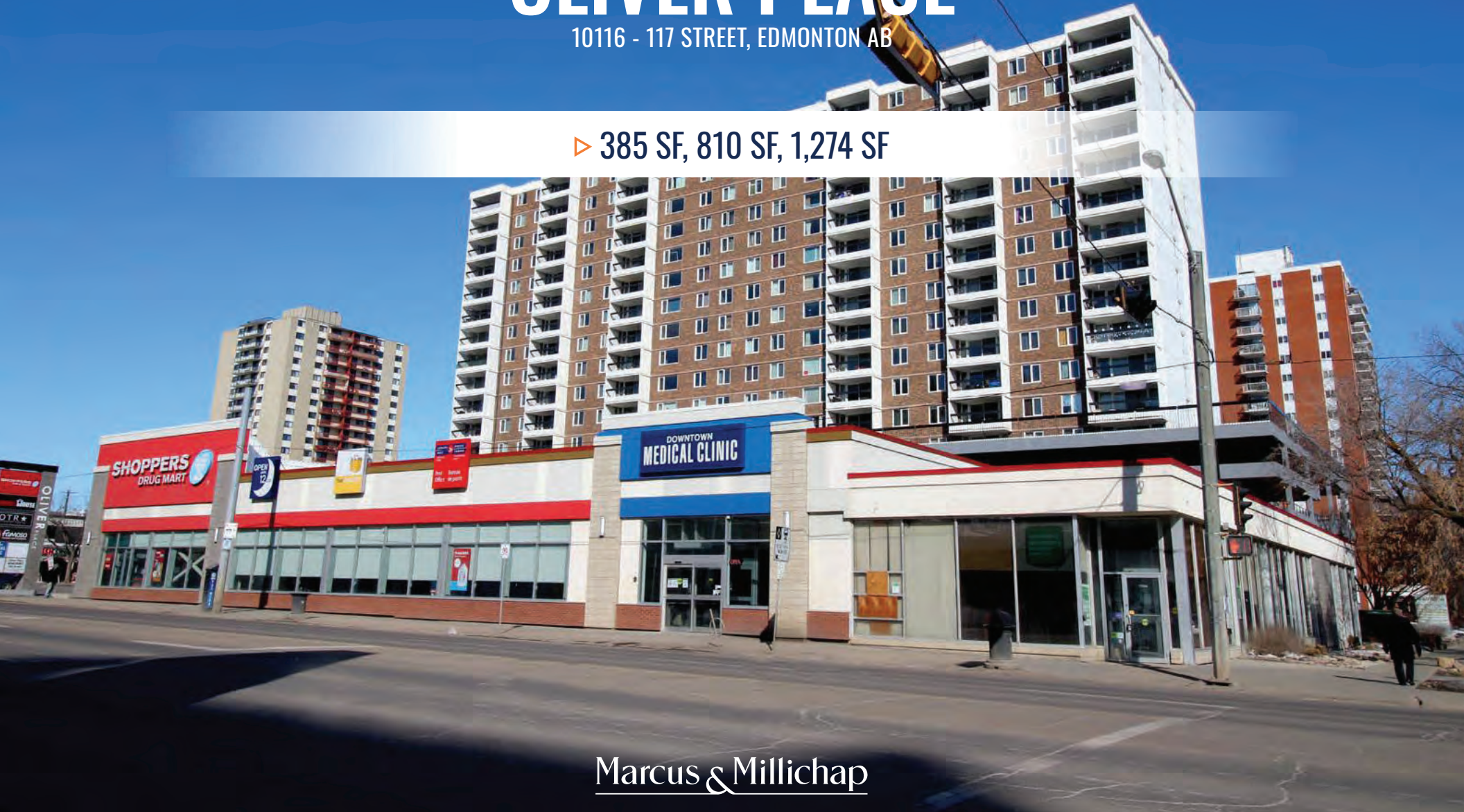


FOR LEASE OLIVER PLACE

10116 - 117 STREET, EDMONTON AB

▶ 385 SF, 810 SF, 1,274 SF



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OVERVIEW / OLIVER PLACE

10116 - 117 STREET, EDMONTON AB

OPPORTUNITY

Located just off Jasper Avenue in the heart of Oliver, this main-floor retail opportunity offers excellent visibility, convenient on-site parking, and flexible small-bay units ideal for a range of professional and retail uses. The available spaces include a partially built-out former medical unit, providing a cost-effective option for medical, wellness, or specialty service users.

HIGHLIGHTS

- 1,274 SF west facing main floor space available
- 810 SF & 385 SF main floor space next to residential entrance
- High exposure residential building (234 suites) with main-floor retail
- Mixed-use site with commercial space and residential rental tower
- Prime exposure to over 44,828 vehicles per day along Jasper Avenue
- Daytime population reaches a very impressive total of 226,760
- Ideal uses include medical specialists, cafe, and general ret.

Address: 10116 - 117 Street, Edmonton

Legal Description: Plan 5349NW, Block 17, Lot 28A

Zoning: DC1 (18573) - Direct Development Control Provision

Neighbourhood: Oliver

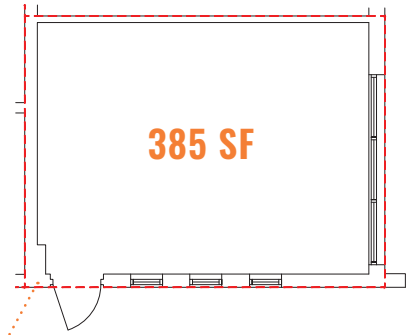
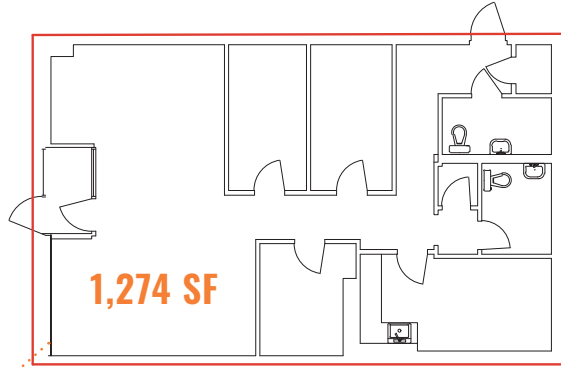
Availability: West Facing: 1,274 SF
East Facing: 810 SF & 385 SF

Operating Costs: \$16.00/SF

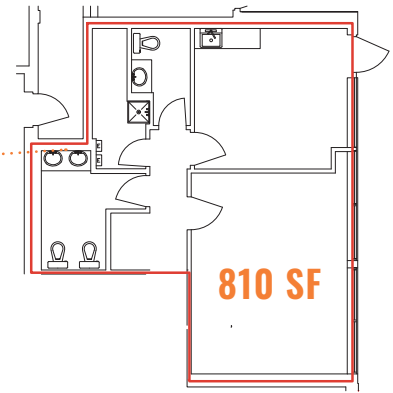
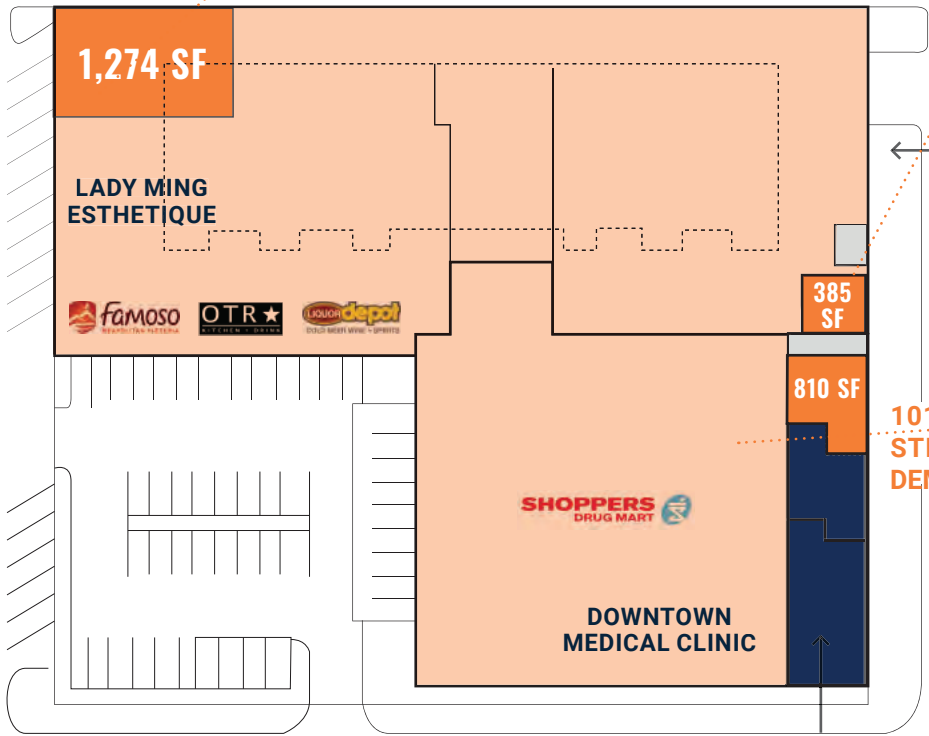
Lease Rate: Market

FLOOR PLAN / OLIVER PLACE

10116 - 117 STREET, EDMONTON AB



10125 118 STREET



JASPER AVE ACTIVE CARE CHIROPRACTIC CLINIC



AREA + STATS / OLIVER PLACE

10116 - 117 STREET, EDMONTON AB



44,828
Vehicles
Per Day



EXPOSURE
High Traffic Jasper Ave



PARKING
Street Parking & Surface
Parking



TRANSIT
In Convenient
Proximity



\$99,149
Household Income
Average Within 5 KM



226,760
Population
Within 3KM



BUILDING
Mixed Use
Commercial Retail &
Residential

DOWNTOWN EDMONTON / EAST VIEW





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