

FOR SALE

NAI Commercial

124 STREET OFFICE/RETAIL INVESTMENT OPPORTUNITY

VENDOR FINANCING AVAILABLE



10838 - 124 STREET | EDMONTON, AB | OFFICE/RETAIL

PROPERTY DESCRIPTION

- Excellent opportunity to purchase this office/retail investment property on busy 124 Street with fully leased main and second floor units
 - ▶ Main floor retail units
 - ▶ Second floor units
 - ▶ Basement currently unoccupied
- Potential for additional revenue from unoccupied lower level
- Potential for future development



12,600 VPD
124 STREET N OF 108 AVENUE



207,413
POPULATION



2.5%
ANNUAL GROWTH 2022 - 2032



165,586 EMPLOYEES 9,126 BUSINESSES



\$8.8B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

DANIEL A. AMERO

Senior Associate
780 436 7415
damero@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



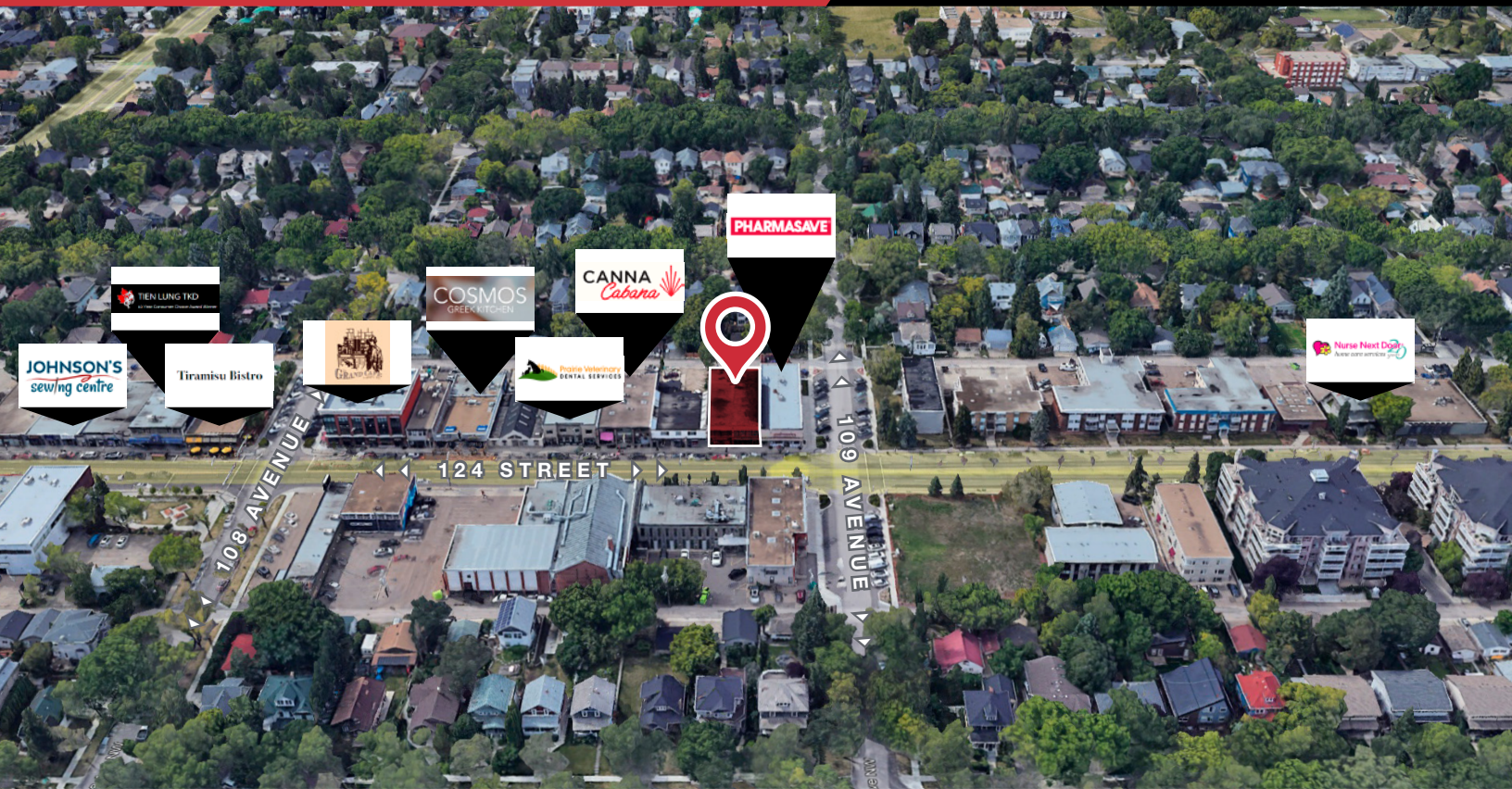
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	10,094 sq.ft.± plus additional basement area
LEGAL DESCRIPTION	Plan RN22, Block 27, Lot 17
ZONING	Mixed Use (MU)
AVAILABLE	Immediately
YEAR BUILT	1954
PROPERTY TAXES	\$50,144.69 (2025)
SALE PRICE	\$1,700,000

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

DANIEL A. AMERO

Senior Associate
780 436 7415
damero@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

