

FOR LEASE

MAINSTREET

10546 115 STREET NW, EDMONTON, AB



COMMERCIAL SPACE ▸ MAIN FLOOR - 4,476 SF SECOND FLOOR 2,351 SF

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OVERVIEW /

10546 115 STREET NW, EDMONTON, AB

THE OPPORTUNITY

Opportunity to lease prime commercial space in Queen Mary Park, ideally situated just minutes from Edmonton's downtown core. This location offers excellent visibility and accessibility, positioned near major landmarks such as MacEwan University and Rogers Place. The area is vibrant and growing, surrounded by a mix of boutique shops, cafés, and local businesses, attracting steady foot traffic from students, professionals, and residents alike. This is a fantastic opportunity for businesses looking to establish a presence in a dynamic, community-focused neighborhood.

SALIENT DETAILS

Municipal Address: 10546 115 Street NW, Edmonton, AB

Unit Size: Main Floor 4,476 SF
Second Floor 2,351 SF
Total 6,827 SF

Availability: Immediately

Legal Description: Plan B4 Blk 15 Lot 207

Asking Rent: Market

Additional Rent: TBD

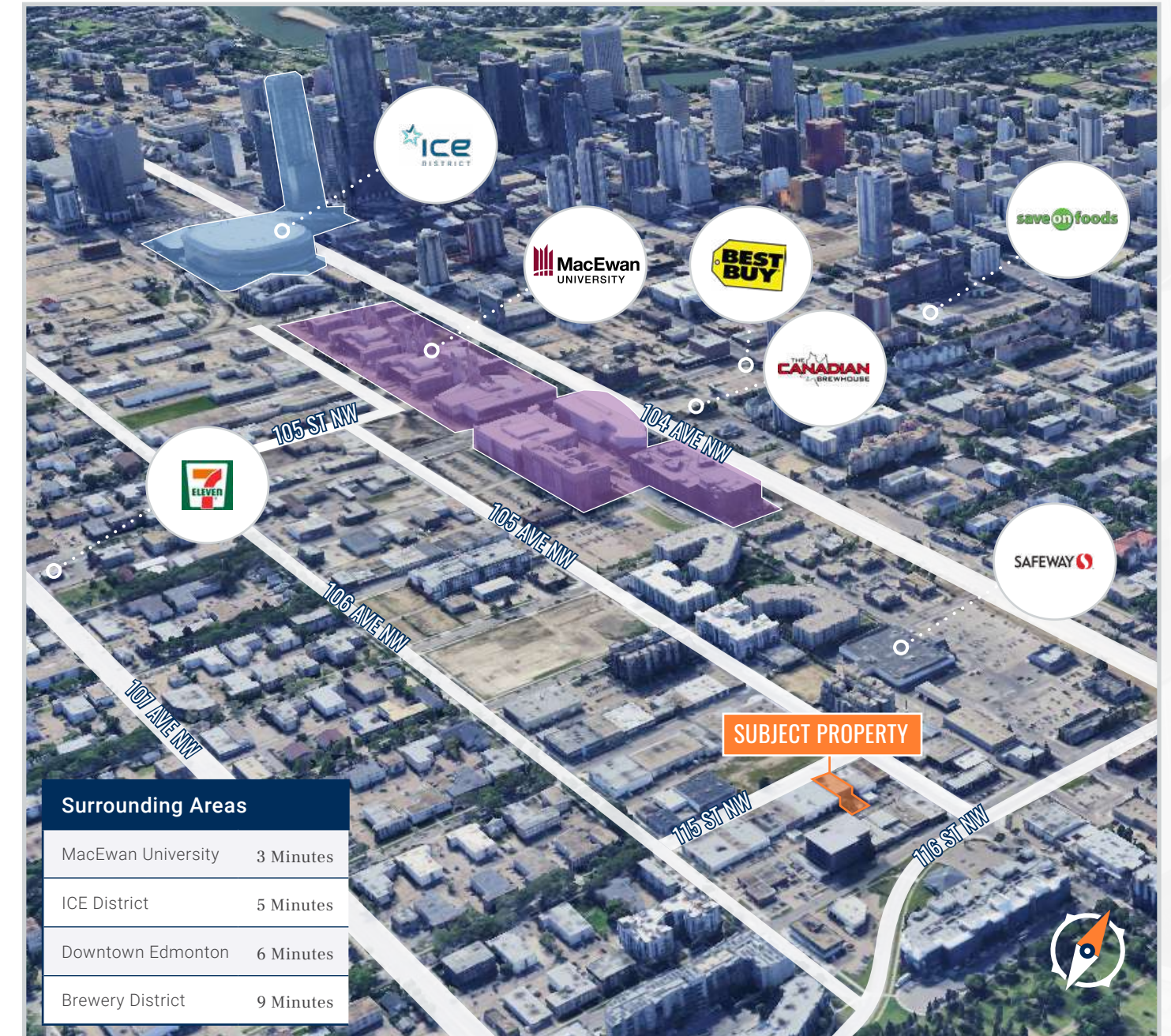
HIGHLIGHTS

- 2,351 – 6,827 SF of prime commercial available for lease.
- Notable surroundings include the Brewery District, Loblaws, Grant MacEwan University, NorQuest College, and only a 5-minute drive away from Edmonton's downtown core.
- Ample street parking is available.

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AREA + STATS /

10546 115 STREET NW, EDMONTON, AB



28,340

Vehicles
Per Day



Exposure

Along 115 St
and 106 Ave



Parking

On-Site Parking
& Street Parking



Transit

In Direct
Proximity



\$80,674

Household
Income Average
Within 3km



103,508

Population
Within 5KM



Two-Storey

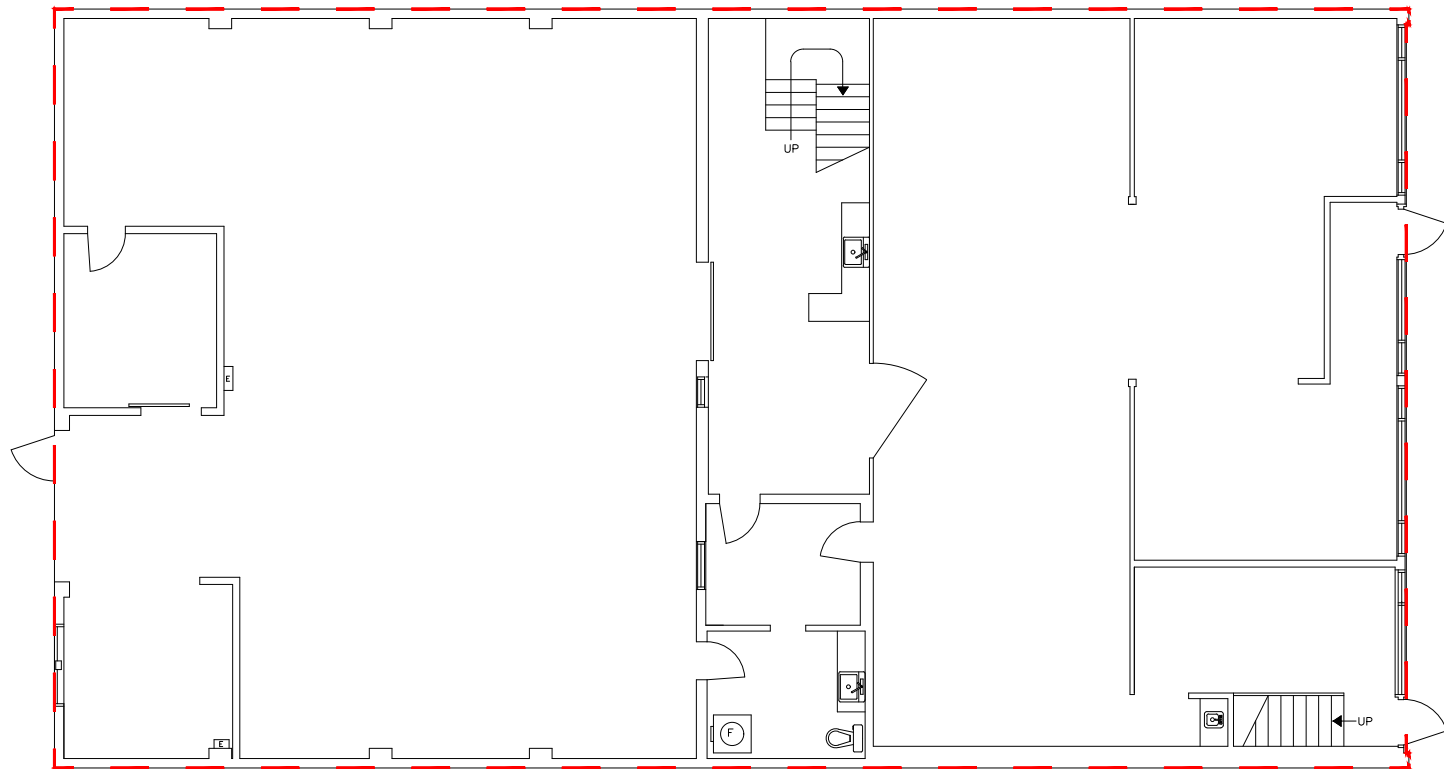
Commercial
Retail Space

Marcus & Millichap

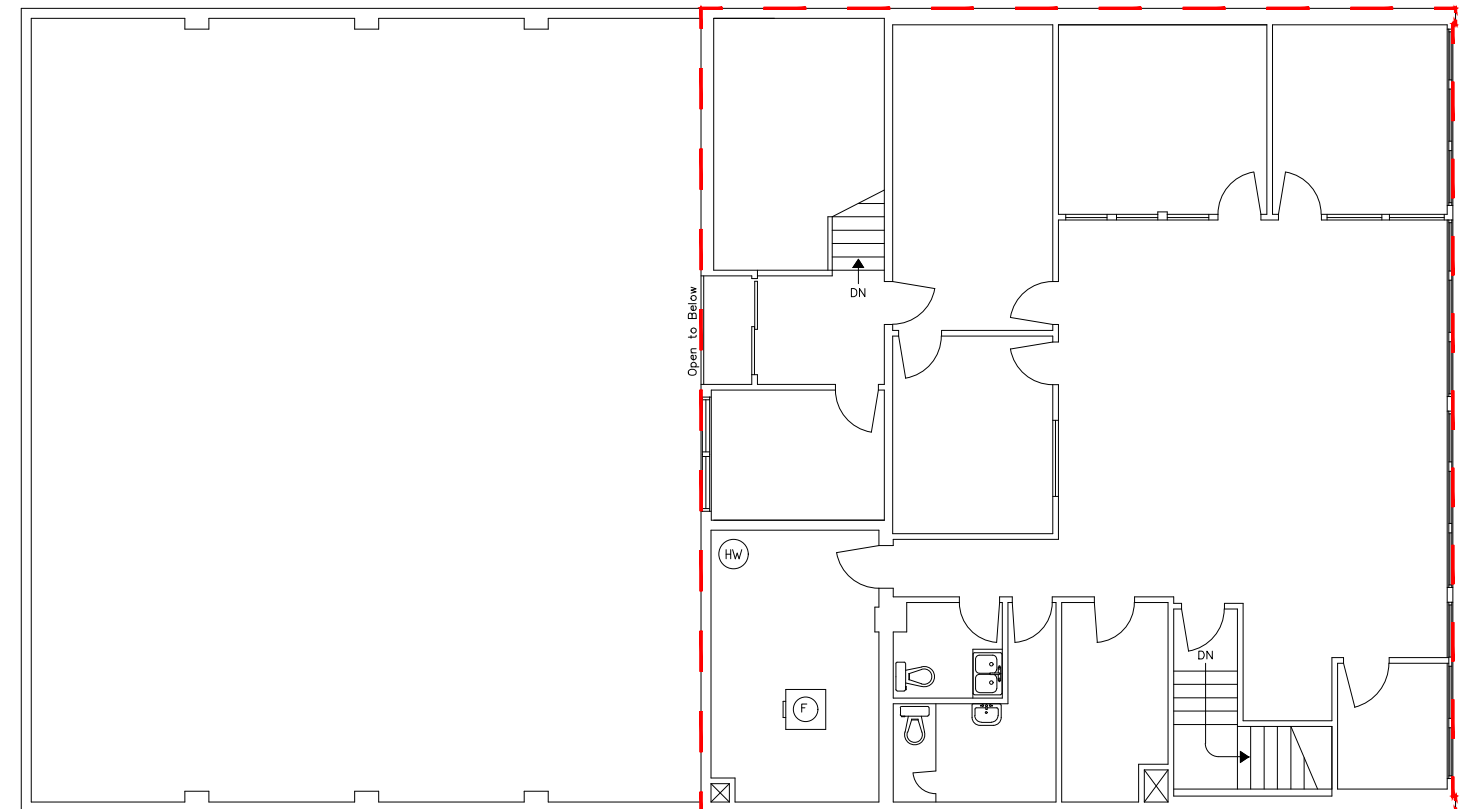
SITE PLAN /

10546 115 STREET NW, EDMONTON, AB

1ST FLOOR



2ND FLOOR





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