

FOR LEASE

FINE LINE RETAIL

NAI Commercial



10632 - 124 STREET | EDMONTON, AB | MAIN FLOOR RETAIL

PROPERTY HIGHLIGHTS

- Fully developed main floor retail space previously occupied by a jeweller
- Private entrance
- Air conditioned
- Available immediately
- Staff and street parking available
- Professionally managed property

CHAD SNOW

Partner, Associate Broker
780 436 7414
csnow@naiedmonton.com

KARI MARTIN

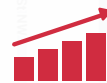
Associate
780 435 5301
kmartin@naiedmonton.com



17,093 VPD
124 STREET NORTH OF 106 AVE



97,553
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023 - 2028



102,440 EMPLOYEES 4,849 BUSINESSES



\$3.12B
TOTAL CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS



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



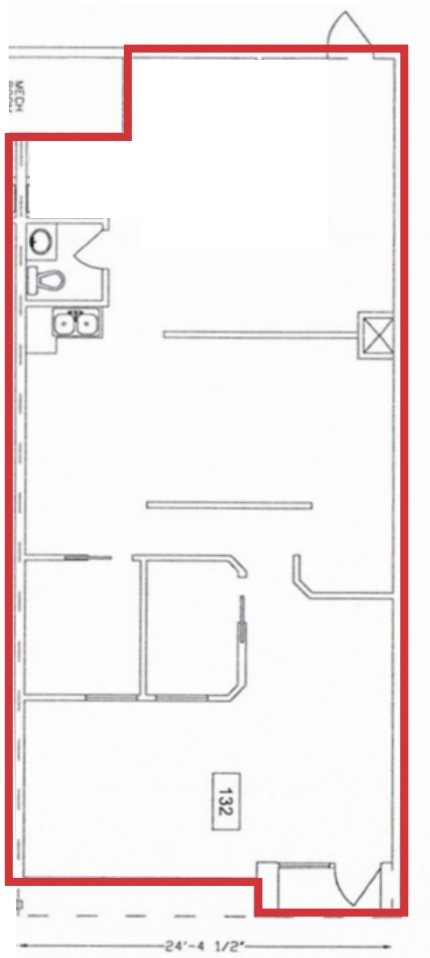
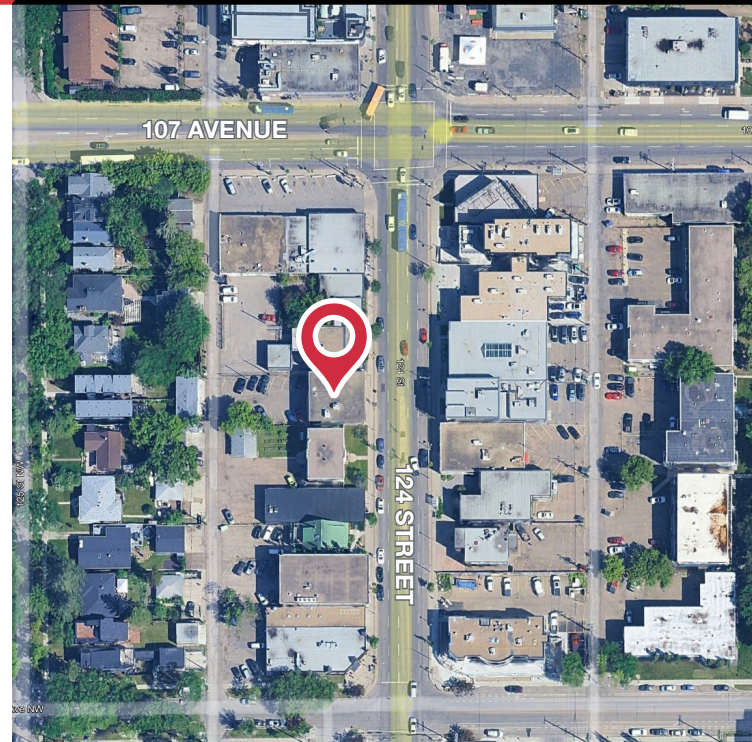
780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,347 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan XXII, Block 29, Lot 16
ZONING	MU (Mixed Use Zone)
LEASE TERM	Three to ten years
NET LEASE RATE	Starting at \$17 per sq.ft. per annum as-is
OPERATING COSTS	\$17.01 per sq.ft. (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees



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