FOR LEASE

76 group co

CUSHMAN & WAKEFIELD
Edmonton

FULLY FIXTURED BREWERY & RESTAURANT SPACE

4,993 SF & 4,430 SF AVAILABLE IMMEDIATELY

COLUMBIA PLAZA

11821 - 105 Avenue NW, **Edmonton, Alberta**

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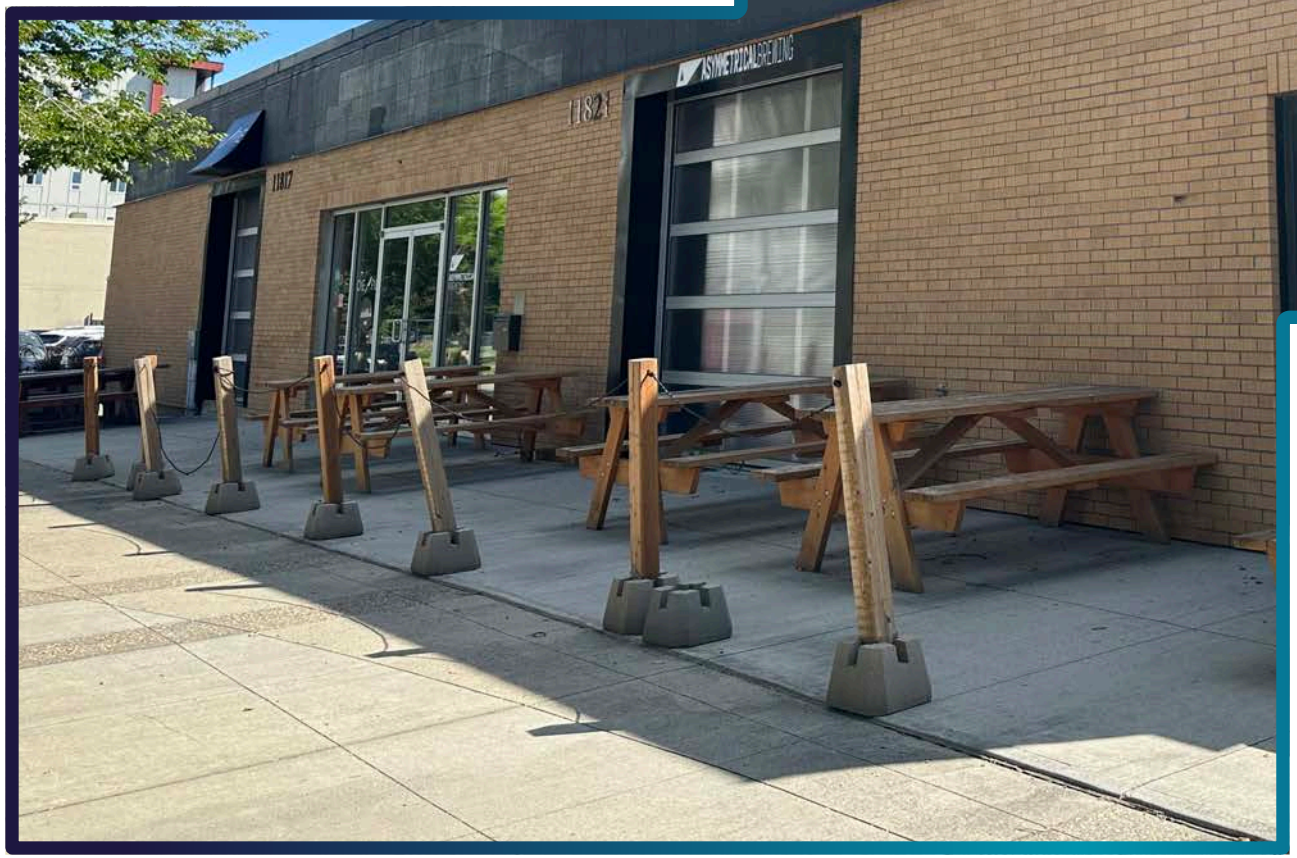
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- Beautifully built out restaurant and brewery spaces available immediately.
- Unique retail development strategically located within the heart of the Queen Mary Park Neighborhood.
- Come join existing tenants Art of Cake, Dot's, LashSnob, and Custom.
- Over 25,934 residents within a 1km radius.
- Nearby business and amenities include Manchester Square, Grant MacEwan University, Brewery District, Unity Square, Longstreet and many more.
- High exposure signage opportunities available.
- DC2 Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: $9.32 per SF (2025)

PROPERTY PHOTO



PROPERTY DETAILS

Municipal Address:	11817 & 11821 - 105 Avenue NW, Edmonton, Alberta
Legal Description:	Lot: 9C, Block: B, Plan: 9220996
Zoning:	Site Specific Development Control Provision (DC2 (1062))
Neighbourhood:	Queen Mary Park
Built:	1968

DEMOGRAPHICS

POPULATION

1km	3km	5km
25,934	91,459	214,903

AVERAGE INCOME

1km	3km	5km
$91,681	$101,378	$107,617

HOUSEHOLDS

1km	3km	5km
15,599	48,708	105,208

VEHICLES PER DAY

104 Ave VPD (2024): 26,660
116 Street VPD (2024): 26,015
124 Street VPD (2024): 17,093

AERIAL VIEW

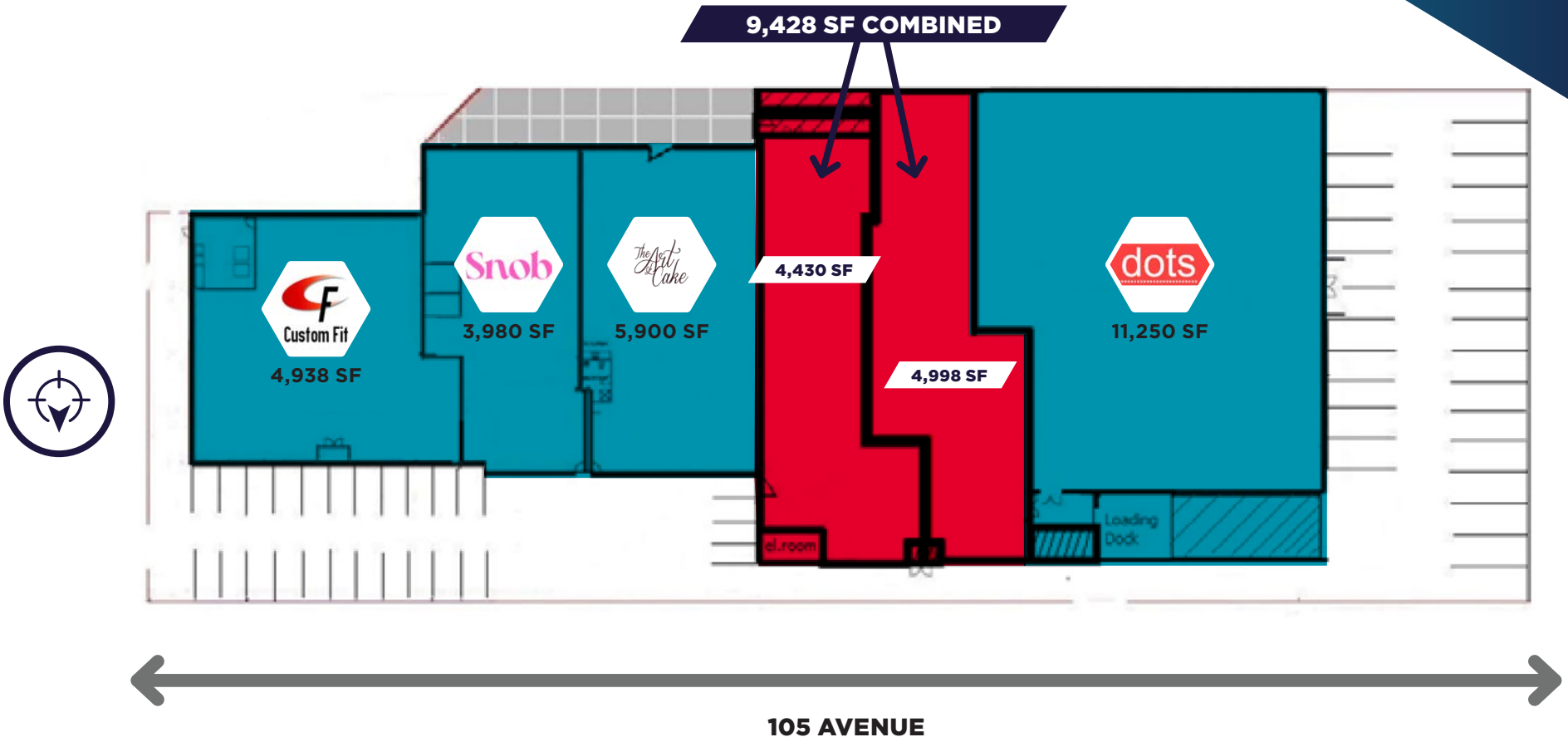
4,998 SF
ASYMMETRICAL BREWING

FULLY FIXTURED BREWERY

4,430 SF
DIE PIE

FULLY FIXTURED RESTAURANT
DIE PIE

SITE PLAN



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