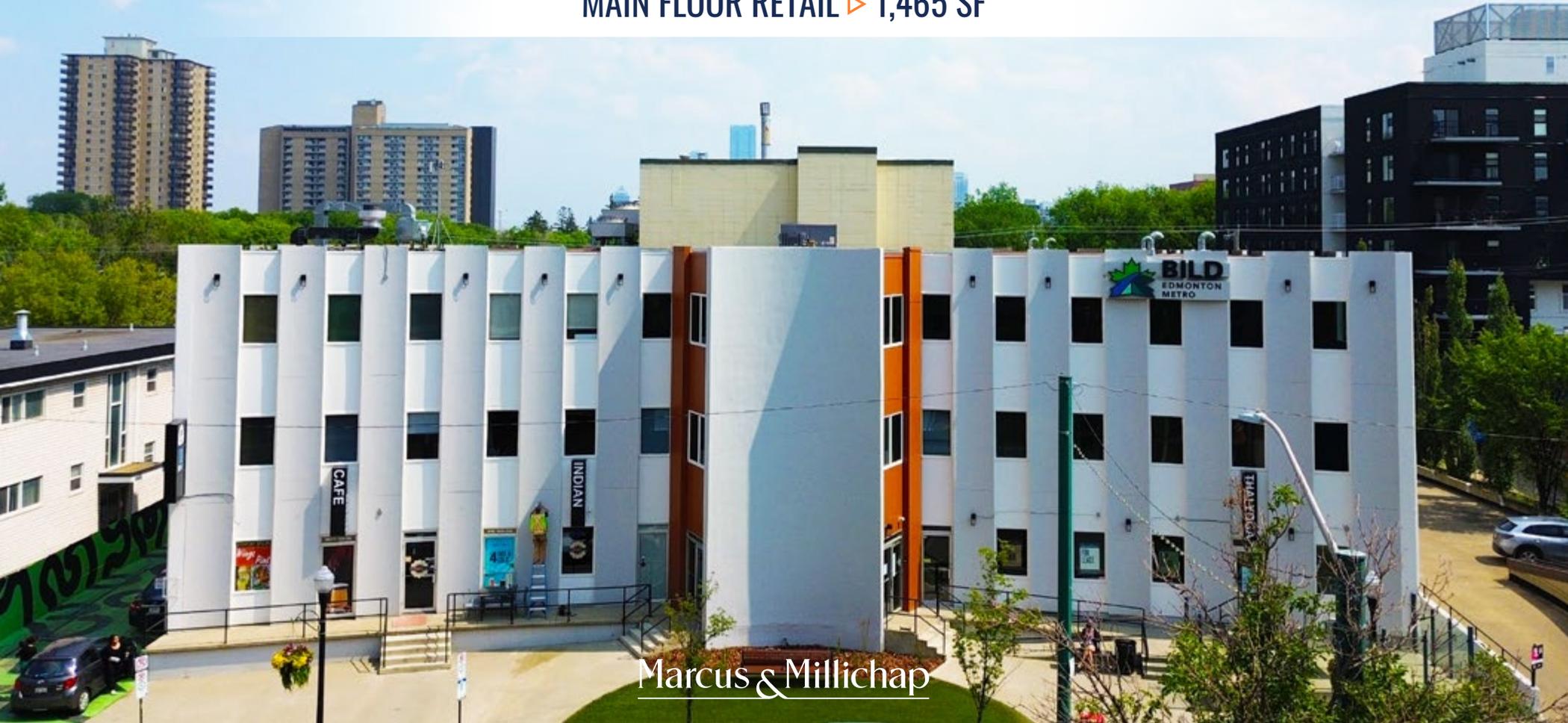


# FOR LEASE

# 124 PLACE

10235 124 STREET, EDMONTON AB

MAIN FLOOR RETAIL ▷ 1,465 SF



Marcus & Millichap

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Director

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# OVERVIEW / 124 PLACE

10235 124 STREET, EDMONTON AB

## OPPORTUNITY

A great opportunity to lease a modern main floor retail space in the thriving 124 Street area.

Join the lively community of 124 Street, located in the neighbourhood of Wihkwêntôwin (formerly Oliver), a growing hub of art, food, fashion, and business. Home of Edmonton's most vibrant local eateries, cafes, art galleries, specialty stores, and high-quality services, 124 Street is a charming retail hub.

With Wihkwêntôwin being one of Edmonton's oldest neighbourhoods, it is also one of the densest, making it a great place for businesses to set up shop, drawing in a wide array of customers. Made up of business, retail, and residential areas, Wihkwêntôwin is a diverse area conveniently located just West of Downtown and MacEwan University, and overlooking the North Saskatchewan River.



**Address:** 10235 124 Street NW, Edmonton AB

**Legal Description:** Lot 3-6, Block 20, Plan RN22

**Unit Sizes:** Main Floor Retail: 1,465 SF

**Availability:** Immediately

**Zoning:** Mixed Use (MU h50 f7 cf)

**Neighbourhood:** Wihkwêntôwin (formerly Oliver)

**Parking:** Underground parking, surface stalls, and street parking

**Asking Rent:** Market

**Additional Rent:** \$15.00/SF

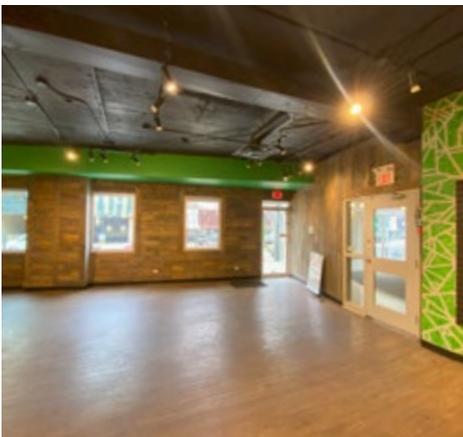
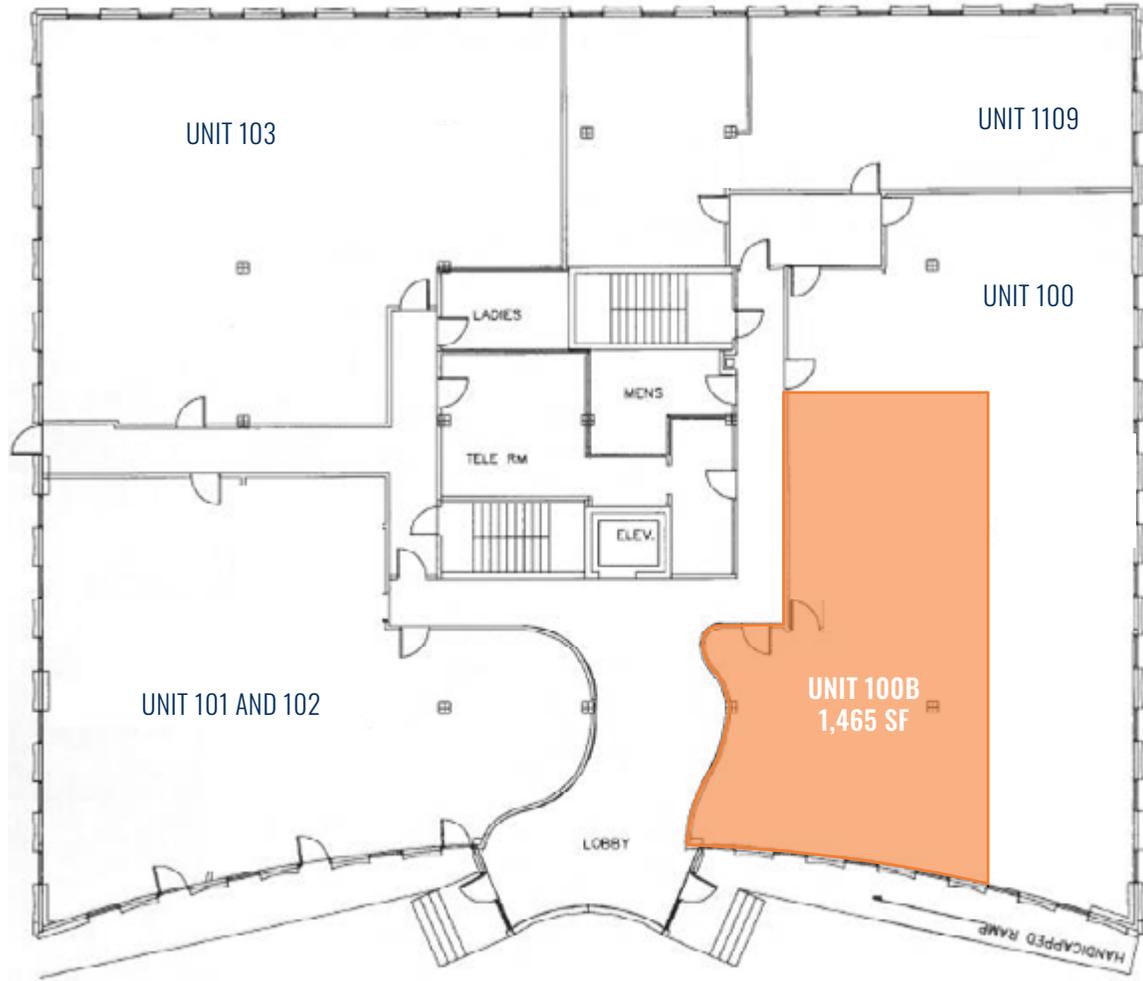
## HIGHLIGHTS

- Built out main floor retail space available
- Recently renovated building facade
- Elevator and underground parking
- Great exposure along 124 Street
- Minutes away from Unity Square Centre and Downtown
- Other tenants include Nosh Café, BILD Edmonton Metro, and Bird's Thai Massage

# FLOOR PLAN / 124 PLACE

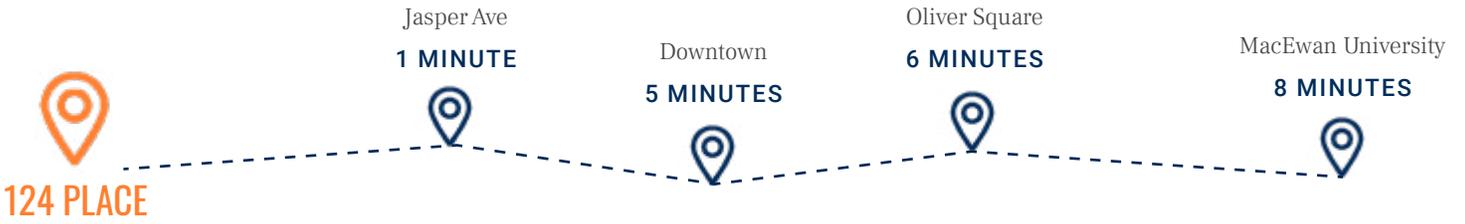
10235 124 STREET, EDMONTON AB

## MAIN FLOOR



# AREA + STATS / 124 PLACE

10235 124 STREET, EDMONTON AB



**10,000**  
Vehicles  
Per Day



## EXPOSURE

Along 124 Street & close to  
102 Ave



## PARKING

Underground & Street  
Parking



## TRANSIT

In Close Proximity



**100,000+**

Population  
Within 3KM



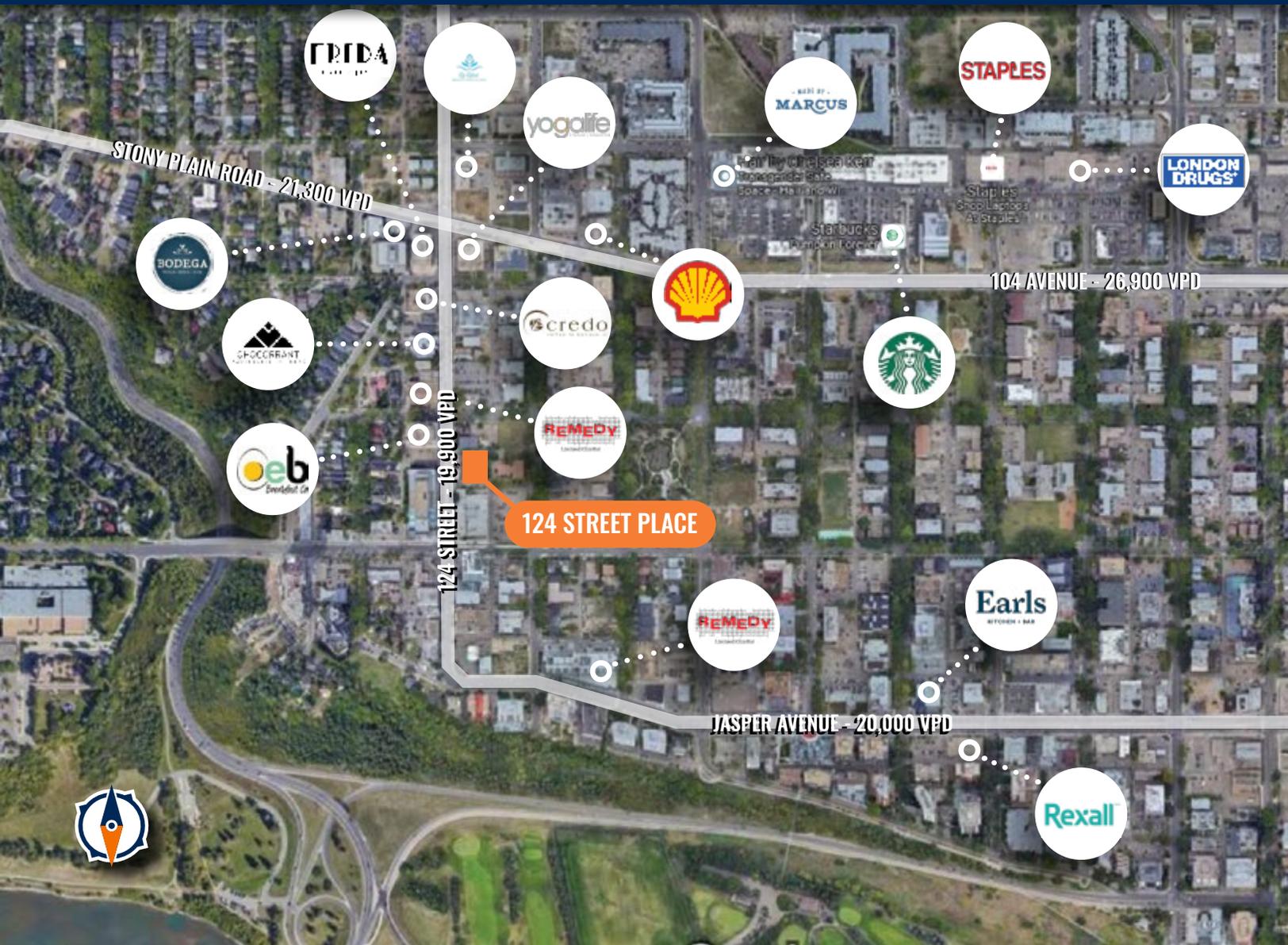
**6%**

Projected Population  
Growth (2025-2030)



## MAIN FLOOR

High Exposure  
Retail Space





# Marcus & Millichap

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