

FOR SALE OR LEASE

CENTURY BUILDING - RETAIL SPACE



103, 10310 - 124 STREET | EDMONTON, AB | RETAIL

PROPERTY HIGHLIGHTS

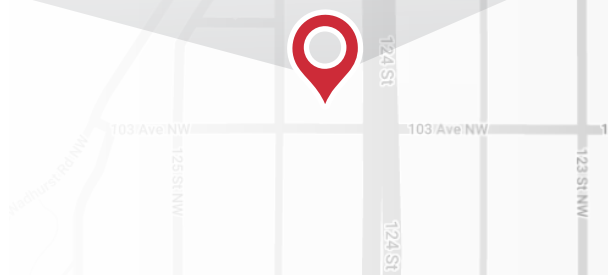
- Attractive professional/retail unit available for immediate possession
- Property is well suited for medical, art gallery, fitness, general retail or professional uses
- Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities
- Secure heated underground parking
- Professionally managed by Canderel

VINCE CAPUTO

Partner
780 436 7624
vcaputo@naiedmonton.com

DANIEL YARMON

Vice President, Retail Division
587 635 5609
dyarmon@naiedmonton.com



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



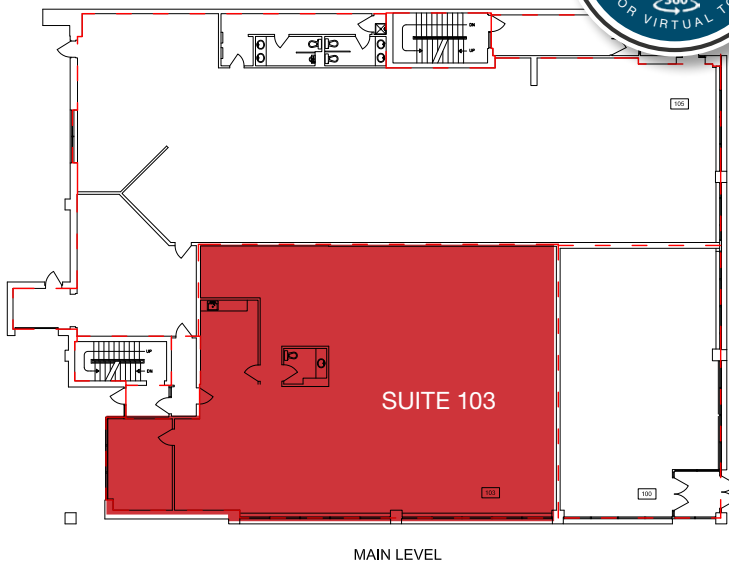
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 12, Block 32, Plan RN22 Lot 11, Block 32, Plan RN22
AREA AVAILABLE	Suite 103: 3,811 sq.ft.±
ZONING	Mixed Use (MU)
PARKING	\$175 per month per stall
LEASE RATE	Market
ADDITIONAL RENT	\$17.01/sq.ft./annum (2023 estimate) Includes common area maintenance, property taxes, building insurance, and management fees
SALE PRICE	See listing agents for details



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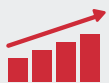




25,323 VPD
124 STREET



208,260
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



169,674 EMPLOYEES 10,094 BUSINESSES



\$7.0B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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