

FOR LEASE

NAI Commercial

THE GRAND ON 124 ST
MAIN FLOOR RETAIL/FORMER CAFE SPACE



10802 - 124 STREET | EDMONTON, AB | MAIN FLOOR RETAIL

PROPERTY HIGHLIGHTS

- Rare opportunity to locate within The Grand on 124 St, a unique modern development blending attractive contemporary features with historic appeal
- 1,338 sq.ft.± high profile retail corner unit available immediately for Lease
- Former café space consists of large lobby/seating area with wraparound windows, kitchen area with all existing ventilation, gas and electrical still in place, and two barrier-free bathrooms
 - Existing outdoor patio area including walk-up order window
- Exceptional exposure to 124th Street traffic along one of the most vibrant and walkable stretches in the area
 - Located kitty corner to The Grand Market, a weekly public farmers market between May-October attracting thousands of visitors
- Suitable for a wide range of food service or retail uses

MICHAEL PARSONS

Senior Associate

780 435 5507

mparsons@naiedmonton.com



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



780 436 7410



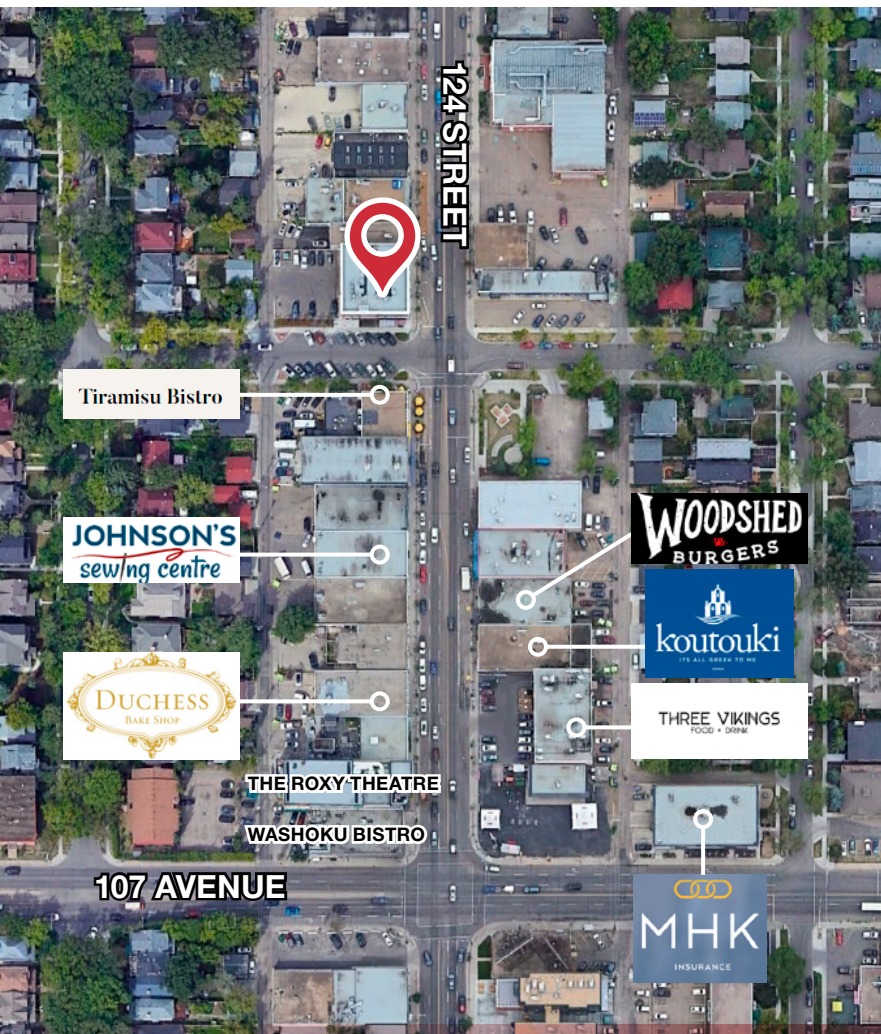
NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	1,338 sq.ft.± main floor corner retail unit <i>*Second and Third Floor Office units also available for Lease in building, contact listing agent for more information</i>
LEGAL DESCRIPTION	Plan RN22, Block 27, Lots 10 & 11
ZONING	MU - Mixed Use Zone
PARKING	2 reserved surface stalls (free of charge)

LEASE INFORMATION

NET RENTAL RATE	Market
ADDITIONAL RENT	\$12.21/sq.ft./annum (2024 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and property management (utilities separately metered)
AVAILABLE	Immediately



FOR LEASE

THE GRAND ON 124 ST

10802 - 124 STREET | EDMONTON, AB



204,255
POPULATION



174,022
EMPLOYEES



10,082
BUSINESSES



\$6.7B
TOTAL CONSUMER
SPENDING



\$90,348
AVERAGE HOUSEHOLD
INCOME



14,100 VPD
124 STREET NORTH
OF 108 AVENUE

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410



NAI EDMONTON.COM

6283 MP24