

FOR LEASE



BELMONT BLOCK

NAI Commercial



10767 - 95 STREET | EDMONTON, AB | MAIN FLOOR RETAIL UNITS

PROPERTY HIGHLIGHTS

-  **Functionality:** Unique 800 sq.ft.± main floor unit available in Little Italy
-  **Building:** Recently constructed, mixed-use building accommodates a variety of retail uses
-  **Location:** Close proximity to Commonwealth Stadium, Rogers Place, Ice District, and downtown
-  **Possession:** Available immediately

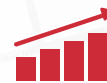
VINCE CAPUTO MBA, SIOR
 Partner
 780 436 7624
 vcaputo@naiedmonton.com



10,700 VPD
95 STREET N OF 107A AVENUE



221,105
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023 - 2033



154,211 EMPLOYEES 9,237 BUSINESSES



\$7.1B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410

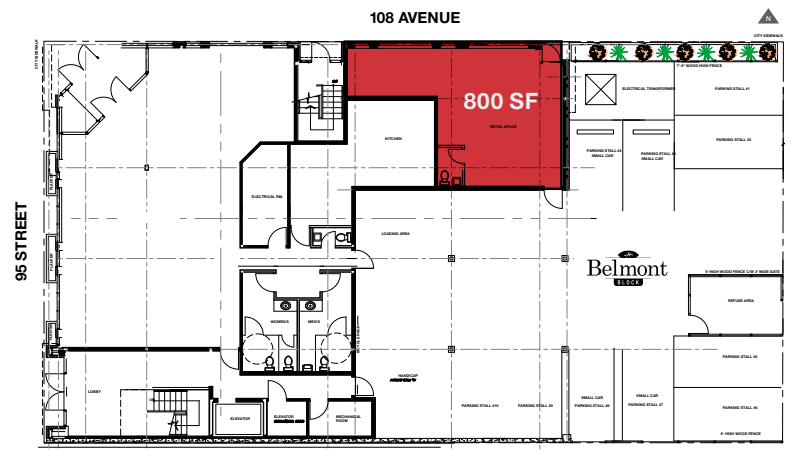


NAIEDMONTON.COM



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan RN23, Block 19, Lots 21-22
SIZE	800 sq.ft.±
ZONING	DC2 (707)
AVAILABLE	Immediately
PARKING	Front street
GROSS RENTAL RATE	\$2,000/month plus GST (2023) includes common area maintenance, property taxes, property management and utilities (gas, water and power). Telephone and internet not included.



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