

FOR SALE OR LEASE

CENTURY BUILDING - RETAIL SPACE

NAICommercial



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

PROPERTY HIGHLIGHTS

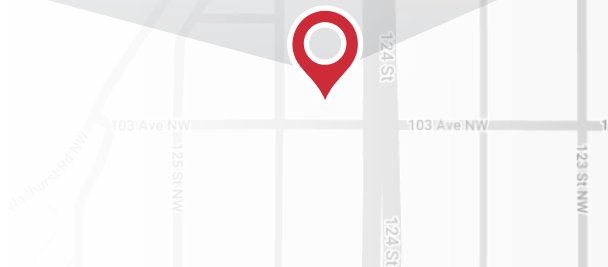
- Attractive professional/retail unit available for immediate possession
- Property is well suited for medical, art gallery, fitness, general retail or professional uses
- Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities
- Secure heated underground parking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



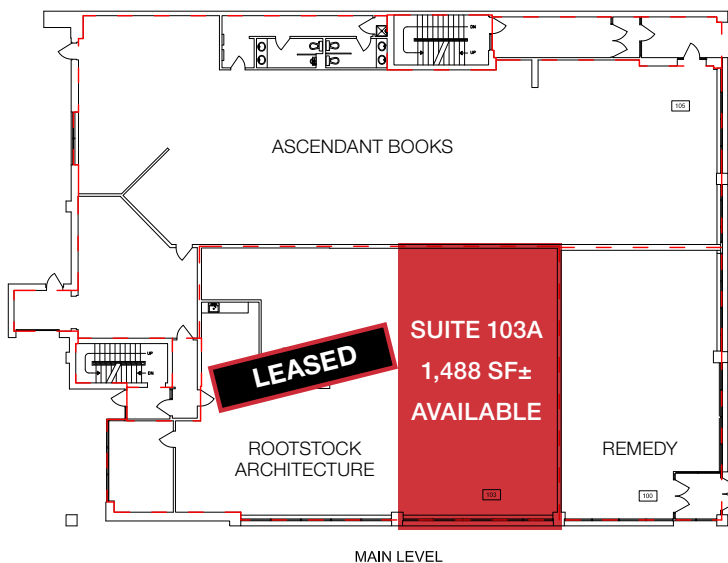
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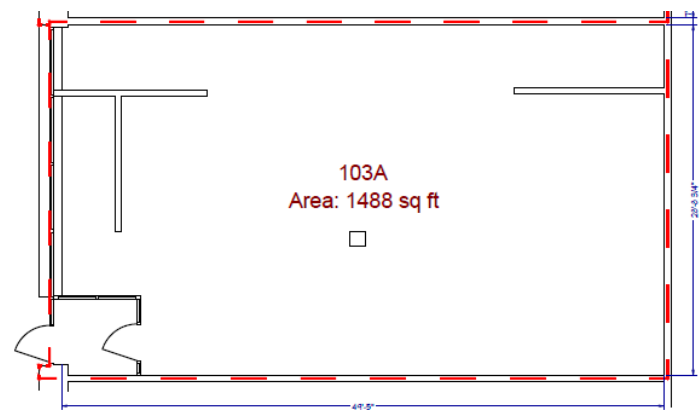
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 12, Block 32, Plan RN22 Lot 11, Block 32, Plan RN22
AREA AVAILABLE	Suite 103A: 1,488 sq.ft.±
ZONING	Mixed Use (MU)
PARKING	\$175 per month per stall
LEASE RATE	Market
ADDITIONAL RENT	\$18.11/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, management fees and utilities (gas, water and power)
SALE PRICE	See listing agents for details



124 STREET



103 AVENUE

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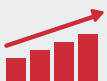
103, 10310 - 124 STREET | EDMONTON, AB



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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