

FOR LEASE

NAI Commercial

**THE GRAND ON 124 ST
MAIN FLOOR RETAIL UNITS**



10804/06 - 124 STREET | EDMONTON, AB | MAIN FLOOR RETAIL UNITS

PROPERTY HIGHLIGHTS

- Rare opportunity to locate within The Grand on 124, a unique modern development blending attractive contemporary features with historic appeal
- Two high profile main floor retail units with options starting at 1,284 sq.ft.± up to 2,622 sq.ft.± available immediately for Lease
 - o 1,338 sq.ft.± end-cap unit consisting of open showroom, fully accessible bathroom and rear storage room
 - o 1,284 sq.ft.± interior unit consisting of open showroom and rear storage area
 - o Total of 2,622 sq.ft.± contiguous space
- Exceptional exposure to 124th Street traffic along one of the most vibrant and walkable stretches in the area
 - o Located kitty corner to The Grand Market, a weekly public farmers market between May-October attracting thousands of visitors
- Open layout with accessible bathroom suitable for a wide variety of retail or office uses

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ADDITIONAL INFORMATION

AREA AVAILABLE 10804 - 124 Street: 1,284 sq.ft.±
 10806 - 124 Street: 1,338 sq.ft.± **END CAP UNIT**
 Total contiguous 2,622 sq.ft.±
**Second and Third Floor Office units also available for Lease in building, contact listing agent for more information*

LEGAL DESCRIPTION Plan RN22, Block 27, Lots 10 & 11

ZONING MU - Mixed Use Zone

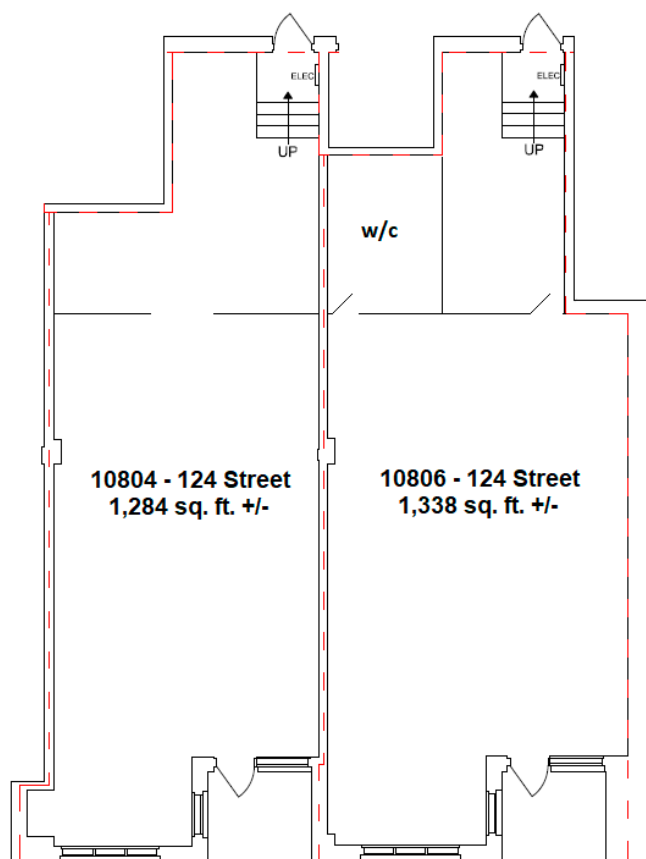
PARKING 2 reserved surface stalls (free of charge)

LEASE INFORMATION

NET RENTAL RATE Market

ADDITIONAL RENT \$14.88/sq. ft./annum (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and property management (utilities separately metered)

AVAILABLE Immediately



**Floorplans may not be exact or to scale*



FOR LEASE

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10802 - 124 STREET | EDMONTON, AB



10 MINUTE DRIVE
TO DOWNTOWN EDMONTON

6 MINUTE DRIVE
TO UNIVERSITY OF ALBERTA



11 MINUTE WALK
TO STONY PLAIN ROAD

18 MINUTE WALK
TO JASPER AVENUE

99

WALKER'S PARADISE
WALK SCORE

87

EXCELLENT TRANSIT
TRANSIT SCORE

93

BIKER'S PARADISE
BIKE SCORE



83,401
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023-2033

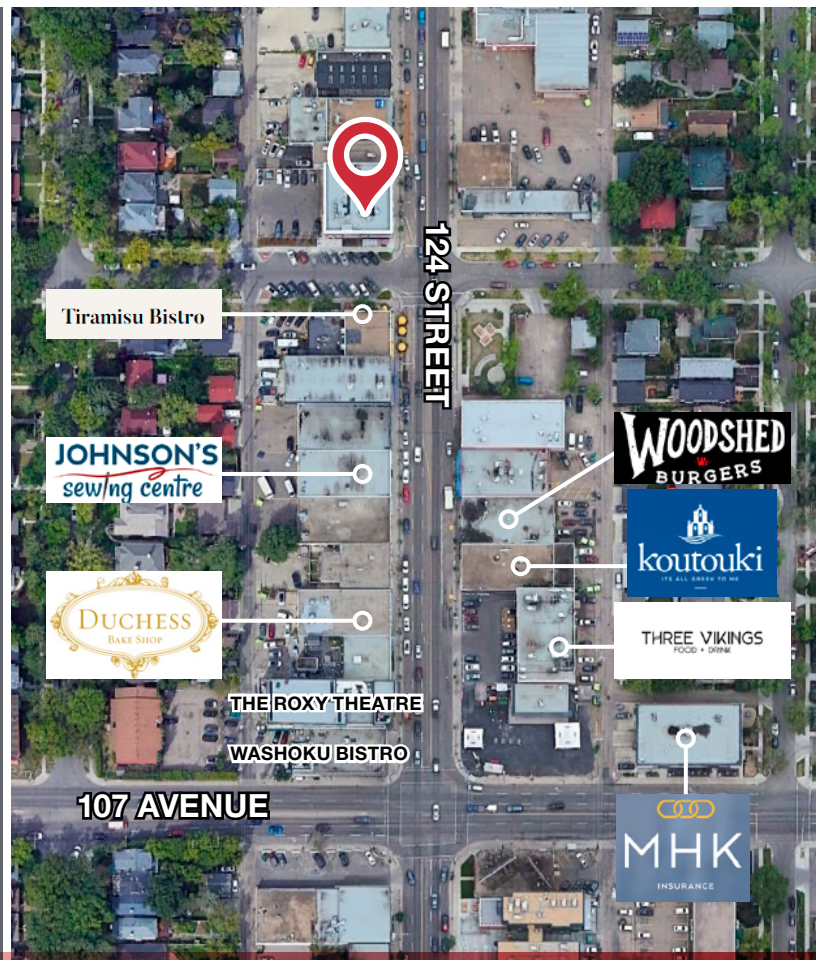


\$92,481
AVERAGE HOUSEHOLD
INCOME



\$2.99B
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



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