

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

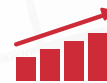
VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com



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

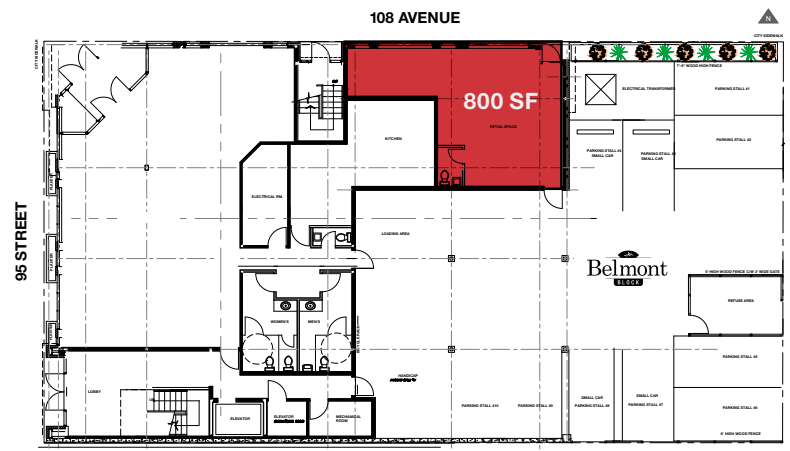


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan RN23, Block 19, Lots 21-22
SIZE	800 sq.ft.±
ZONING	DC2 (707)
AVAILABLE	Immediately
PARKING	Front street
GROSS RENTAL RATE	\$2,500/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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