

FOR LEASE/SALE

RAYACOM BUILDING
11012-105 AVENUE
EDMONTON, AB

1,326 - 7,319 SF AVAILABLE

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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11012 105 AVENUE

PROPERTY

Municipal Address: 11012-105 Avenue

Legal Address: Lot 218; Block 10; Plan B4


Neighborhood: Queen Mark Park


- Property Benefits:
- Unique retail development located just steps away from Grant MacEwan University. Grant MacEwan University has over 12,000 students enrolled for 2023.
 - Come join existing Salon & The Big Squish.
 - Located in close proximity to 109th street which sees over 31,300 vehicles per day!
 - Over 23,036 residents within a 1km radius.
 - High exposure signage opportunities available.
 - (DC1) Direct Development Control General Zoning allows for a wide variety of uses.
 - Lease Rate: Contact Listing Agent.
 - Additional Rent: \$6.50/SF (Estimated 2023)




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	23,036	100,776	218,535

	HOUSEHOLDS		
	1km	3km	5km
	12,852	53,416	105,906

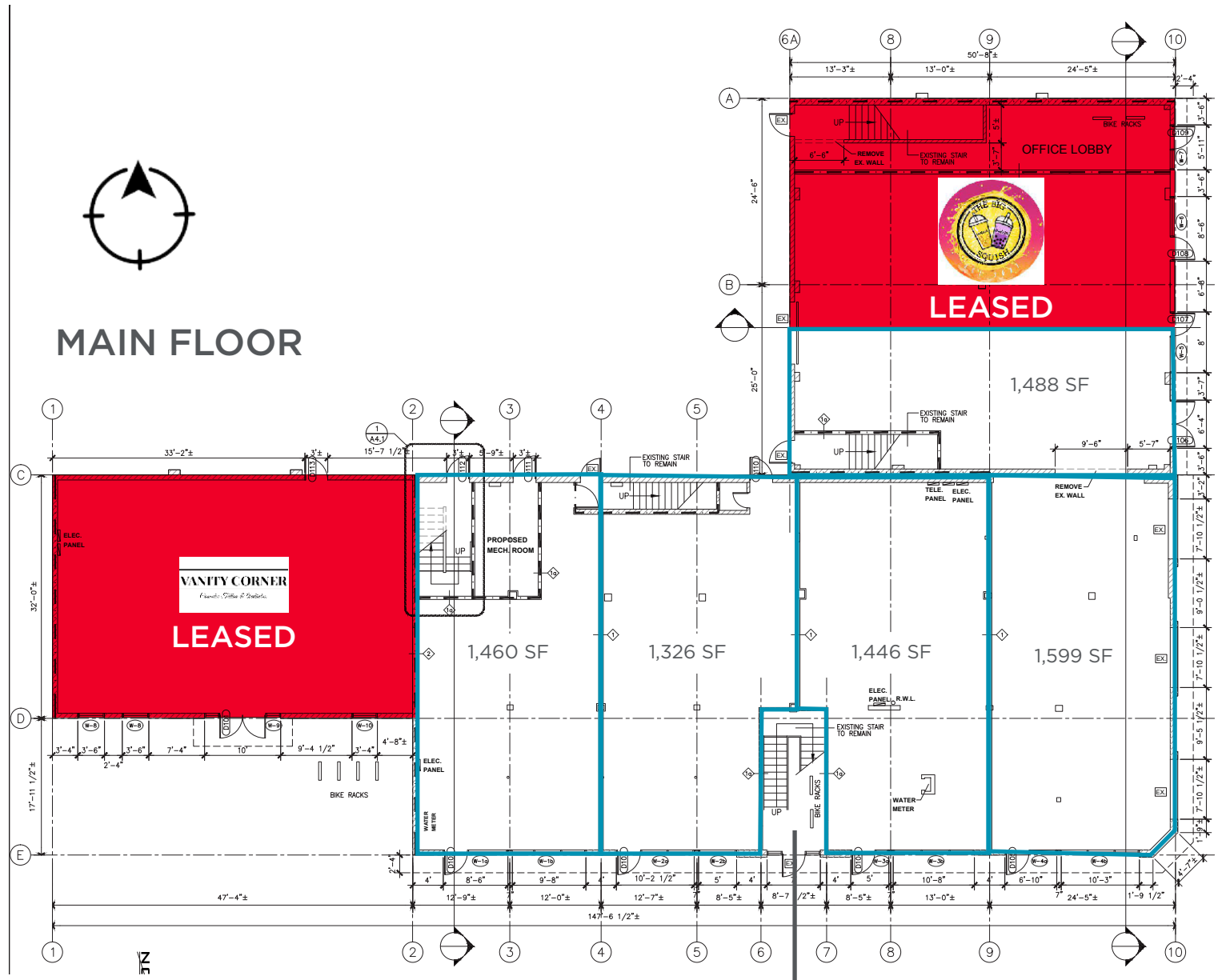
	AVERAGE INCOME		
	1km	3km	5km
	\$69,983	\$82,023	\$88,948

	VEHICLES PER DAY		
	1km	3km	5km
	2,900 on 105 Avenue	31,400 on 109 Street	

FLOOR PLAN

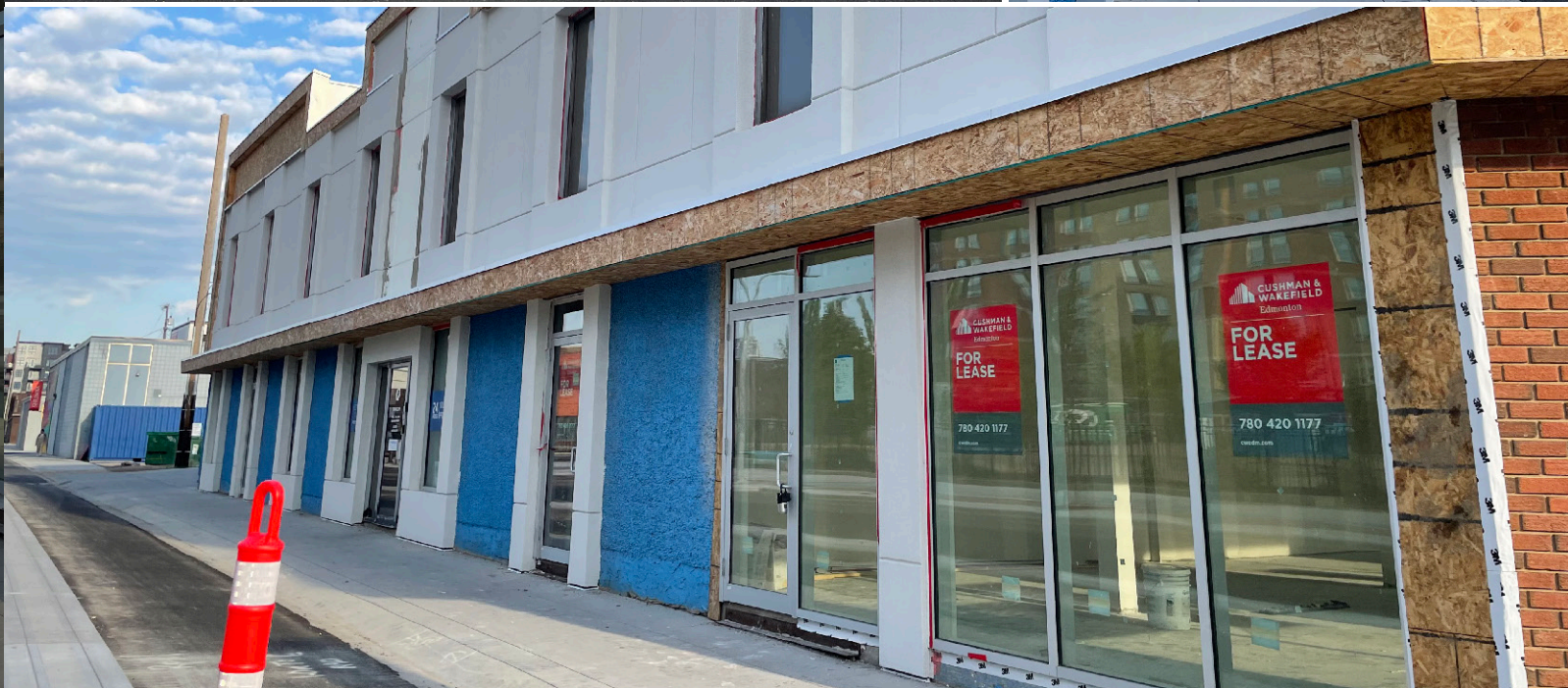


MAIN FLOOR



11012 105 AVENUE
MAIN FLOOR

EXTERIOR PHOTOS



INTERIOR PHOTOS



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