

**FOR LEASE**

# **HIGH PROFILE JASPER AVENUE RETAIL SITE**

**124 Street & Jasper Avenue, Edmonton, AB**

**3 Year Term Available**



## PROPERTY HIGHLIGHTS

- Free-standing building on one of the most high profile corners entering the downtown area
- Surrounded by recent high rise mixed use redevelopments
- Immediate proximity to the River Valley and 124th Street art district and central business district
- Excellent transit available in the area, including the west leg of the LRT (under construction)
- Jasper Avenue beautification project underway

## PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
10103 124 STREET, EDMONTON, AB

**CURRENT ZONING**  
MU H16 F.36  
RETAIL AND SERVICE USES PERMITTED

**BUILDING SIZE**  
± 2,720 SF

**BASIC RENT**  
Market

**OPERATING COST**  
\$17.10 PER SF (2024)

LANDLOAD WILL REQUIRE A DEMOLITION CLAUSE







ICE DISTRICT

NORQUEST COLLEGE

MACEWAN UNIVERSITY

104 AVENUE

JASPER AVENUE

BREWERY DISTRICT



THE CITIZEN

NEW DEVELOPMENT

THE OLIVER RESIDENCES

MERCURY BLOCK

ARC BY PIVOTAL  
PHYSIOTHERAPY

THE MACLAREN

MCELHERAN'S  
FURNITURE + DESIGN

124 STREET

102 AVENUE





# TRADE AREA SUMMARY



Approximate Draw Area

2.56 Km

Population

28,252

Average Household Income

\$92,691

## OTHER HIGHLIGHTS:

- 124th Street is a vibrant corridor combining retail and office, acting as another major node in Downtown Edmonton
- MacEwan University and NorQuest College are 2 major educational institutions bringing thousands of students daily to the Downtown Core.
- Proximity to various ETS Bus Routes, and the Valley Line West LRT Expansion.
- Major transportation arteries include, Jasper Ave, 124th Street, 102 Ave, 104 Ave/Stony Plain Road, Victoria Park Road, and Groat Road





## INTERIOR PHOTOS



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