

**FOR LEASE
FULLY FIXTURED
RESTAURANT SPACE**

124 STREET BUSINESS PARK EAST

10418 124 Street,
Edmonton, AB



PROPERTY HIGHLIGHTS

- Unique main floor opportunities with direct exposure to 124th Street.
- 124 Street Business Park East is located at the South West corner of the intersection of 124th Street and Stony Plain Road.
- Stony Plain Road sees traffic counts of 21,600 VPD and 124 Street sees traffic counts of 12,600 VPD (source: Annual Average Weekday Traffic Map City of Edmonton 2022).
- The Valley Line LRT will be located directly adjacent to the building, with a proposed stop just across the Street.
- 124th Street is pedestrian friendly, characterized by several businesses including but not limited to Restaurants, Art Galleries, Boutiques, and Offices.



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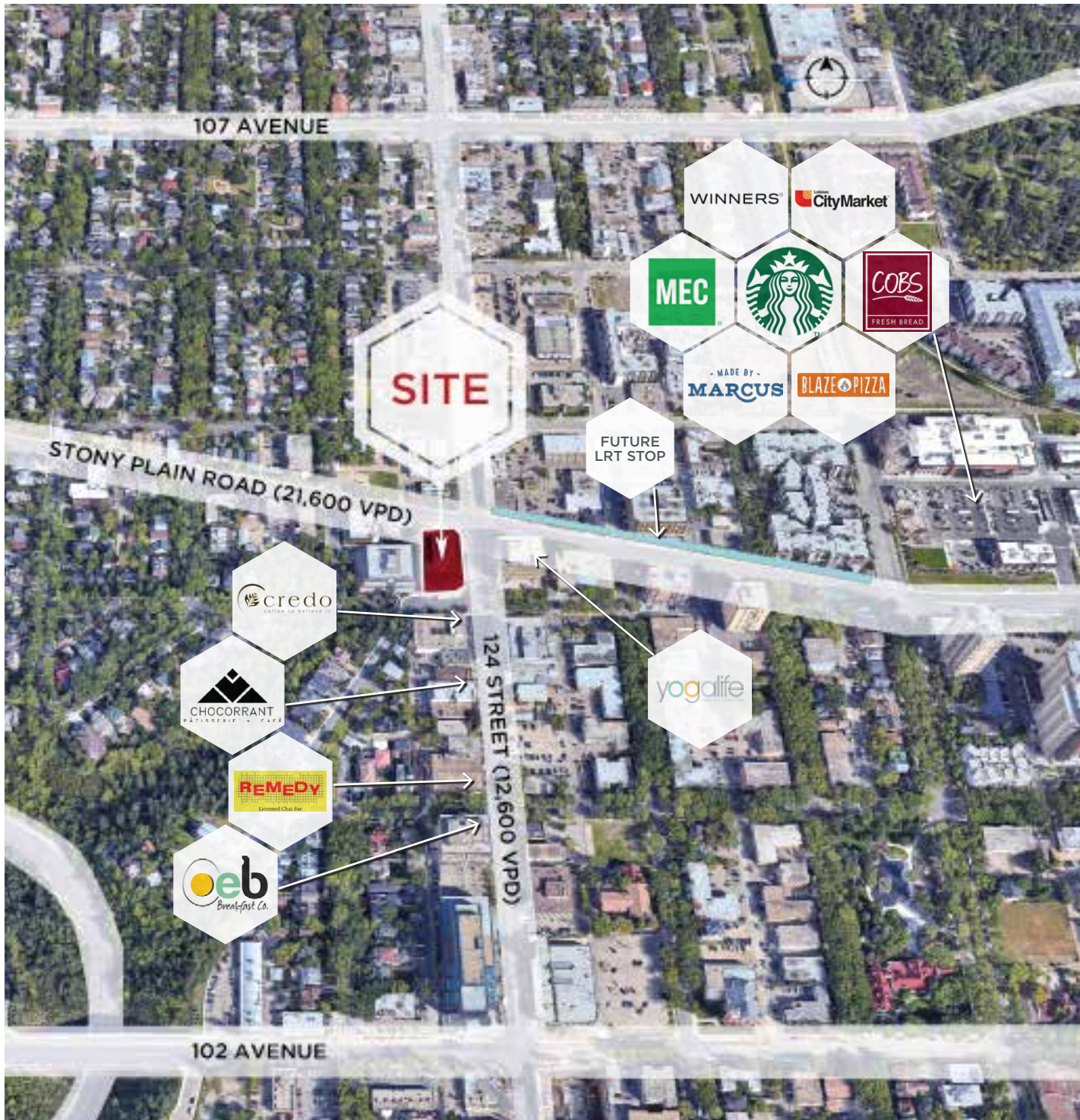
CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address:	10418 124 Street, Edmonton, AB
Legal Description:	Plan 9723862, Block 31, Lot5
Zoning:	CB1 (Low Intensity Business Zone)
Neighbourhood:	124 Street

Parking:	Reserved surface parking and underground parking available on a monthly rental basis
Size:	Unit 10418: ± 2,156 SF
Basic Rent:	Market
Additional Rent:	\$14.37/sf (2024) Includes Utilities

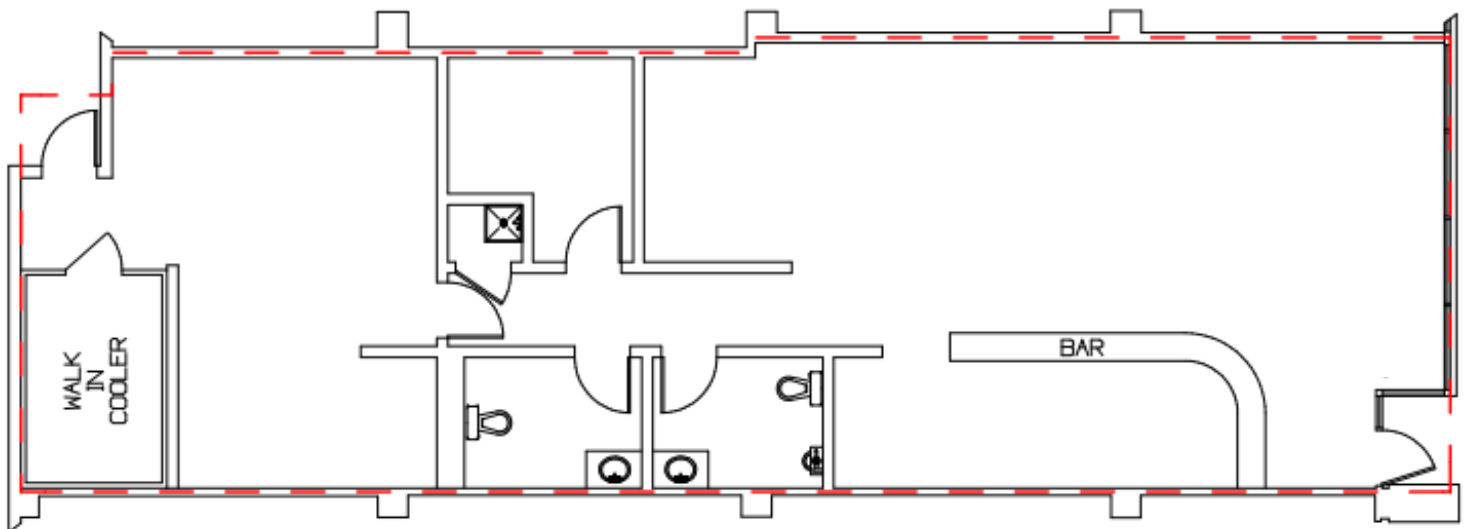
AERIAL




PROPERTY PHOTOS





FLOOR PLAN



DEMOGRAPHICS

POPULATION	1km	3km	5km
	 14,743	88,594	210,132

AVERAGE INCOME	1km	3km	5km
	 \$101,598	\$94,273	\$91,842

HOUSEHOLDS	1km	3km	5km
	 8,830	46,221	102,834

VEHICLES PER DAY



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