

**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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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

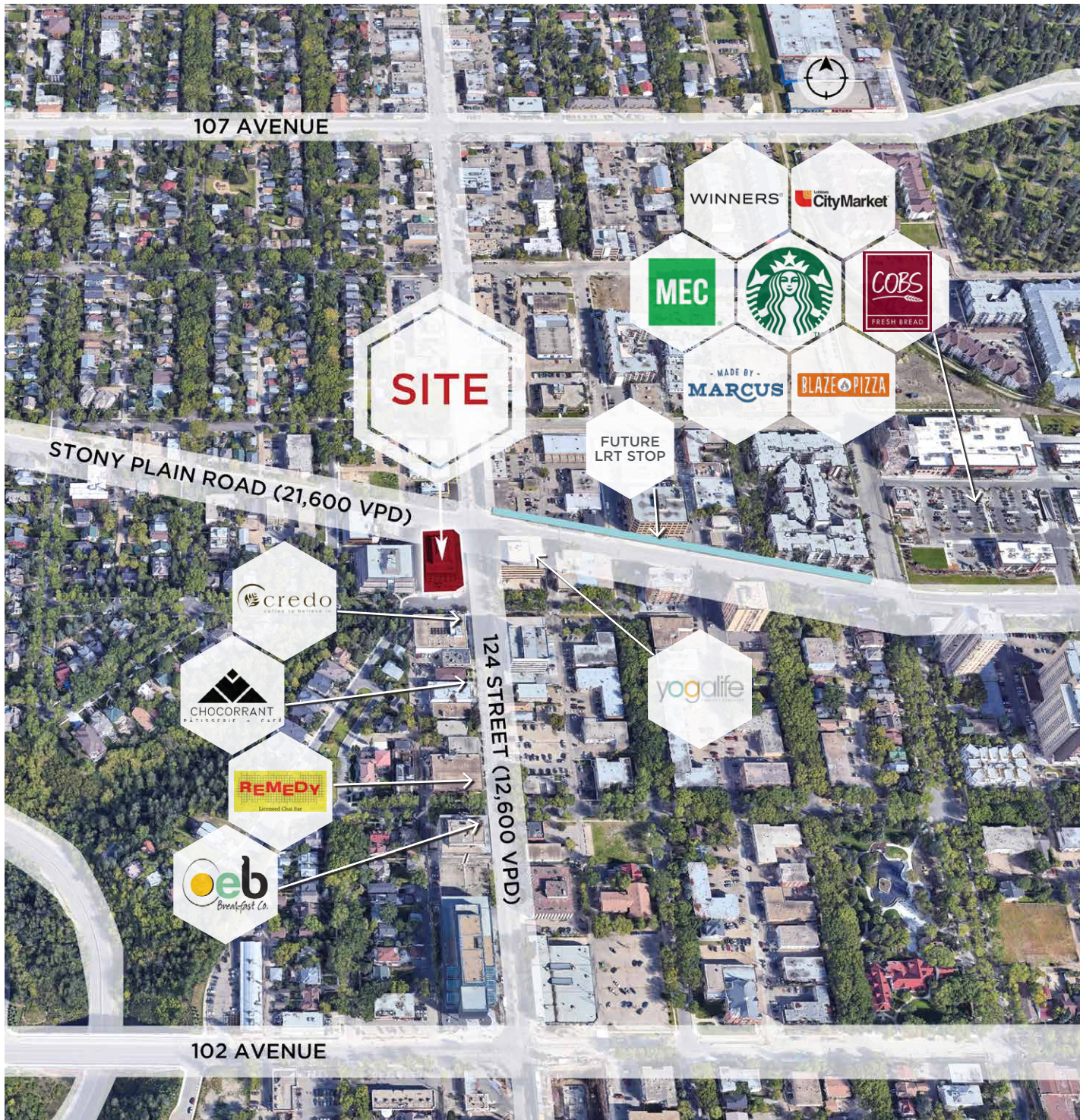
Parking: Reserved surface parking and underground parking available on a monthly rental basis

Size: Unit 10418: ± 2,156 SF

Basic Rent: Market

Additional Rent: \$13.96/SF (est. 2025) (Includes all utilities)

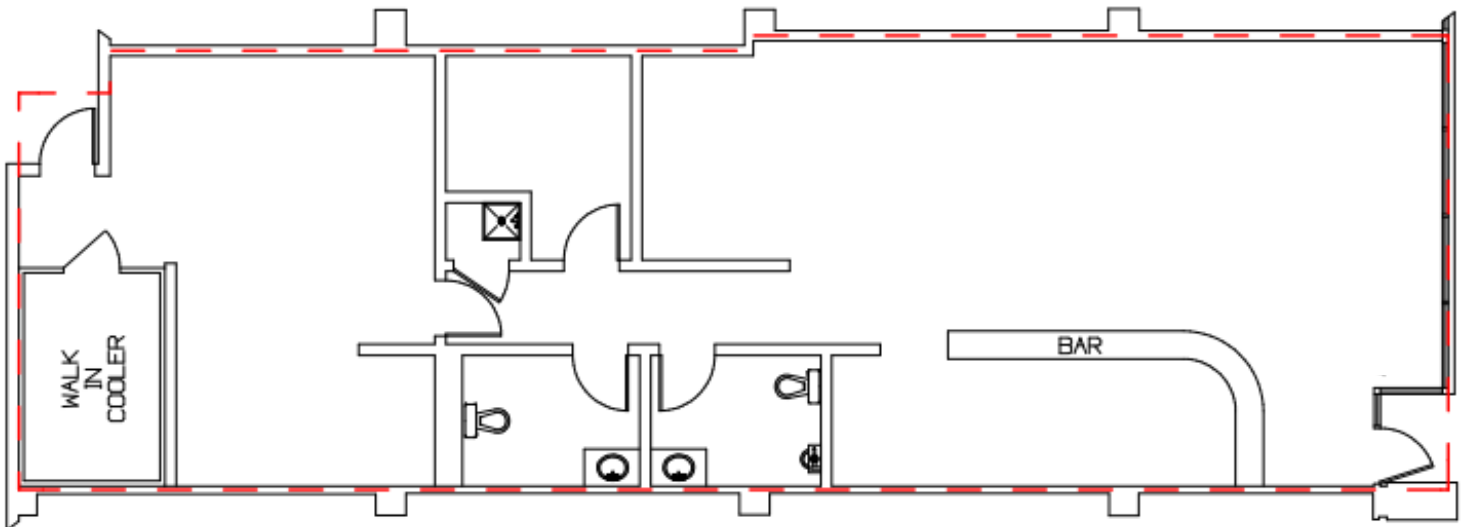
AERIAL



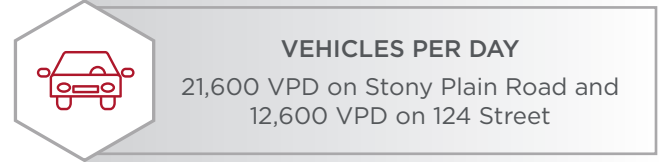
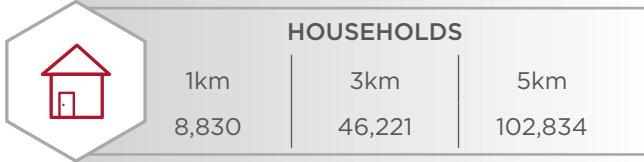
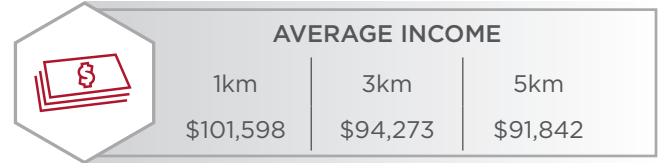
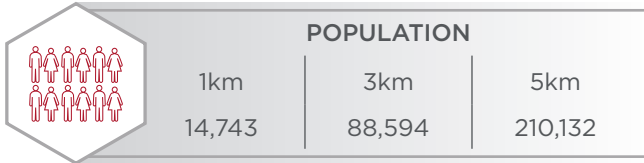
PROPERTY PHOTOS



FLOOR PLAN



DEMOGRAPHICS



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