



**MEDICAL SERVICES**



**PERSONAL SERVICES**



**REGISTRY, TAX OFFICE, LAWYERS OFFICE**

## PROPERTY HIGHLIGHTS

- Unique main floor opportunity with direct exposure to 124th Street.
- Strategically located in Central Edmonton, with close proximity to Glenora, Oliver & Westmount neighborhoods.
- Stony Plain Road sees traffic counts of 23,220 VPD and 124 Street sees traffic counts of 12,763 VPD (2023).
- Ideal space for: Chiropractic, Physio & Massage, Medispa, Optical, Flower Shop, Insurance office, etc.
- 124th Street is pedestrian friendly, characterized by several businesses including but not limited to Restaurants, Art Galleries, Boutiques, and Offices.

# 124 STREET BUSINESS PARK EAST

10418 124 Street  
Edmonton, Alberta

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

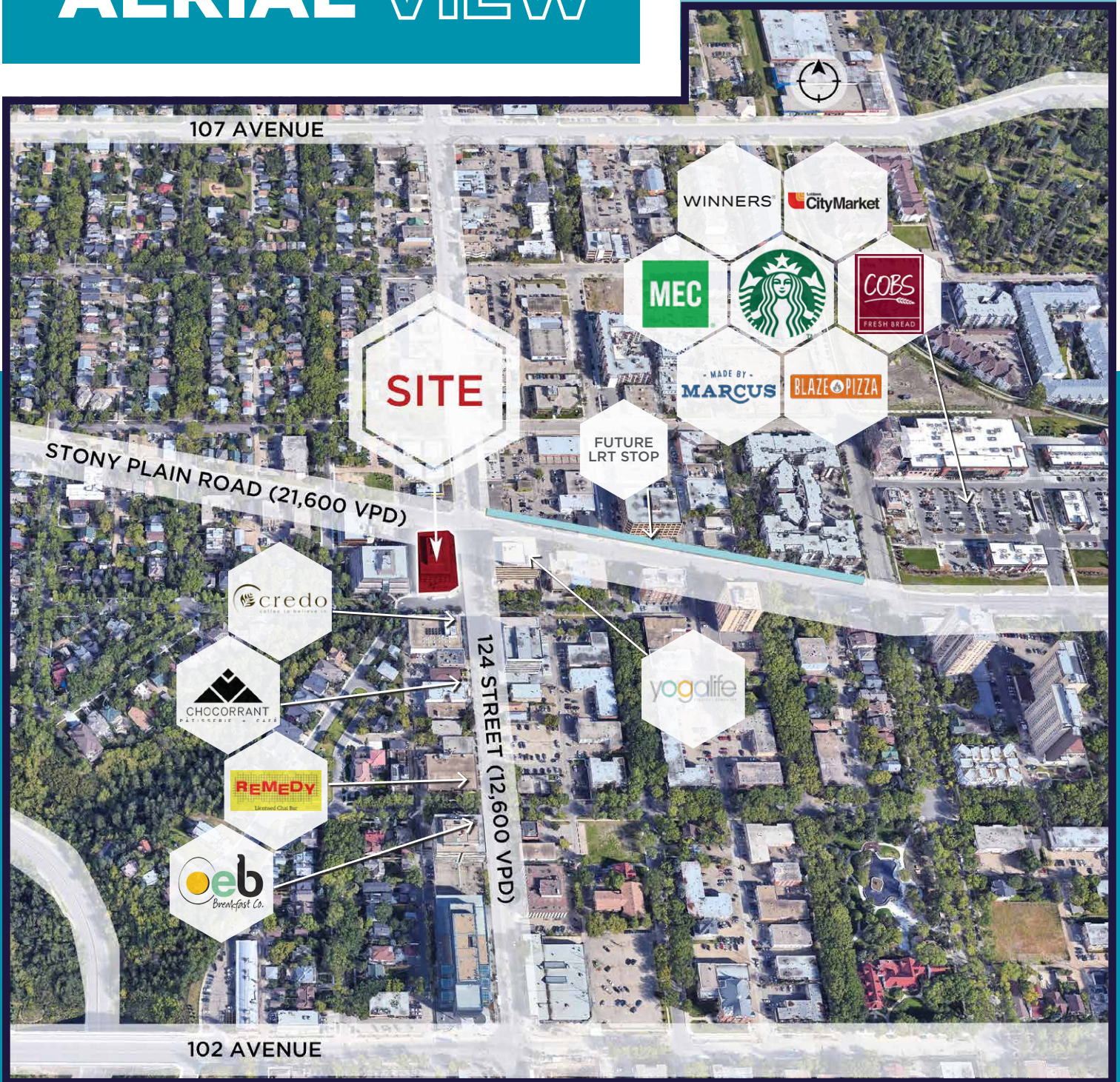
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# AERIAL VIEW



## 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

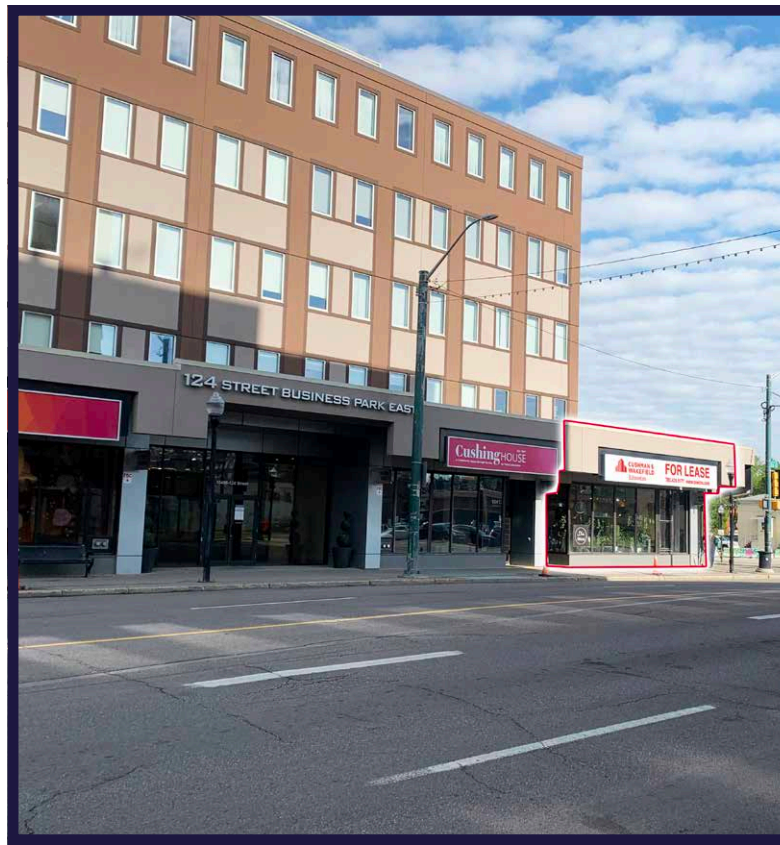
**Size:** Unit 10418: ± 2,156 SF

**Basic Rent:** Market

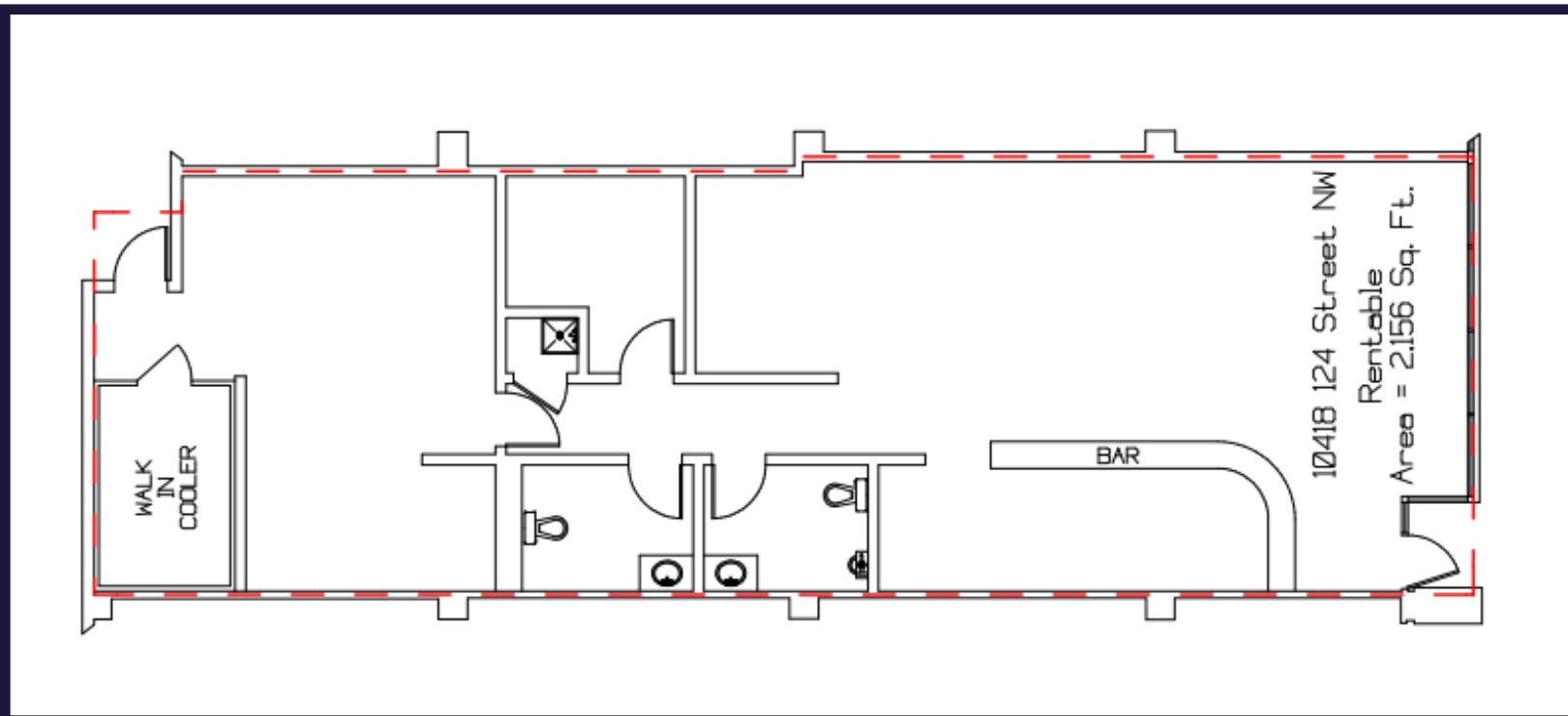
**Additional Rent:** \$13.96/SF (est. 2025) (Includes all utilities)



# PROPERTY PHOTOS



# FLOOR PLAN



# KEEP IN TOUCH

## 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

21,600 VPD on Stony Plain Road and  
12,600 VPD on 124 Street

