






Courtesy Corner

High Profile Retail For Lease
10824-28 102 Avenue NW
Edmonton, AB



RETAIL OPPORTUNITIES AVAILABLE | JOIN DAVE'S HOT CHICKEN!

-  965 sf currently available with visibility onto 102 Avenue & 109 Street
-  The property is easily accessible from major central thoroughfares include 104 Avenue, 109 Street, and Jasper Avenue
-  Join neighbourhood restaurants, retail shops, and major entertainment attractions servicing the downtown core
-  Ideal for tenants looking for a central location with parking and high residential density, and proximity to post-secondary traffic via MacEwan University
-  High exposure to vehicular and pedestrian traffic, as well as direct access to all major ETS transit

GET MORE INFORMATION

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**AVISON
YOUNG**

FOR LEASE | PROPERTY DETAILS

Municipal Address: 10824-28 102 Avenue NW

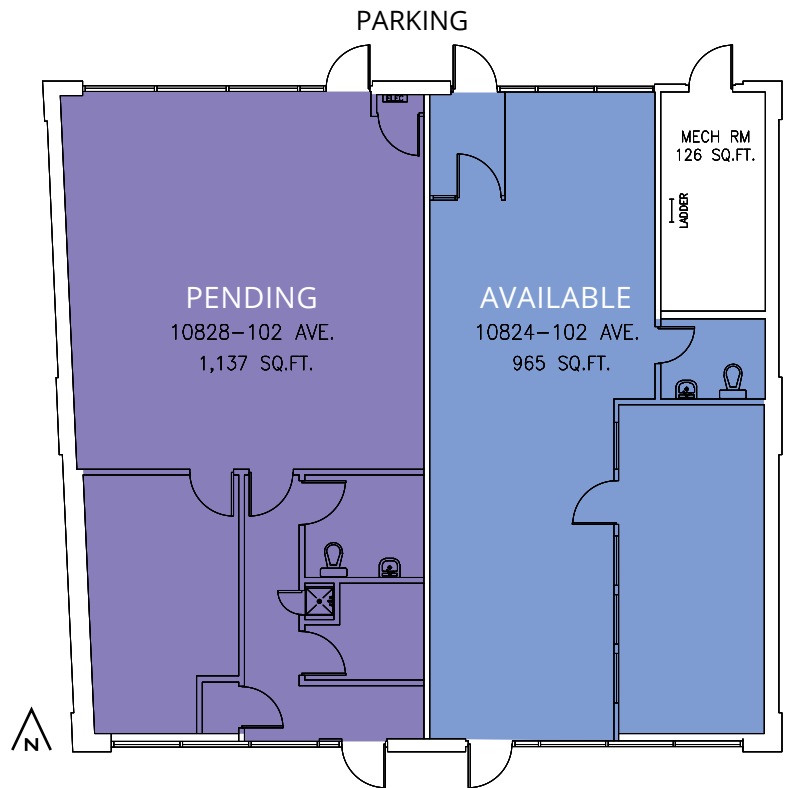
Year Built: 2002

Area Available: **965 sf**
1,137 sf (pending)

Zoning: Urban Warehouse Zone (UW)

Rate: Market

Additional Rent: \$23.00 psf (2026)



111,427

Residents within 3km (2025)



186,969

Daytime population within 3 km (2025)



27,636

Vehicles daily along 109 Street (2024)

Exceptional access with high Walk and Bike scores (walkscore.com)

94

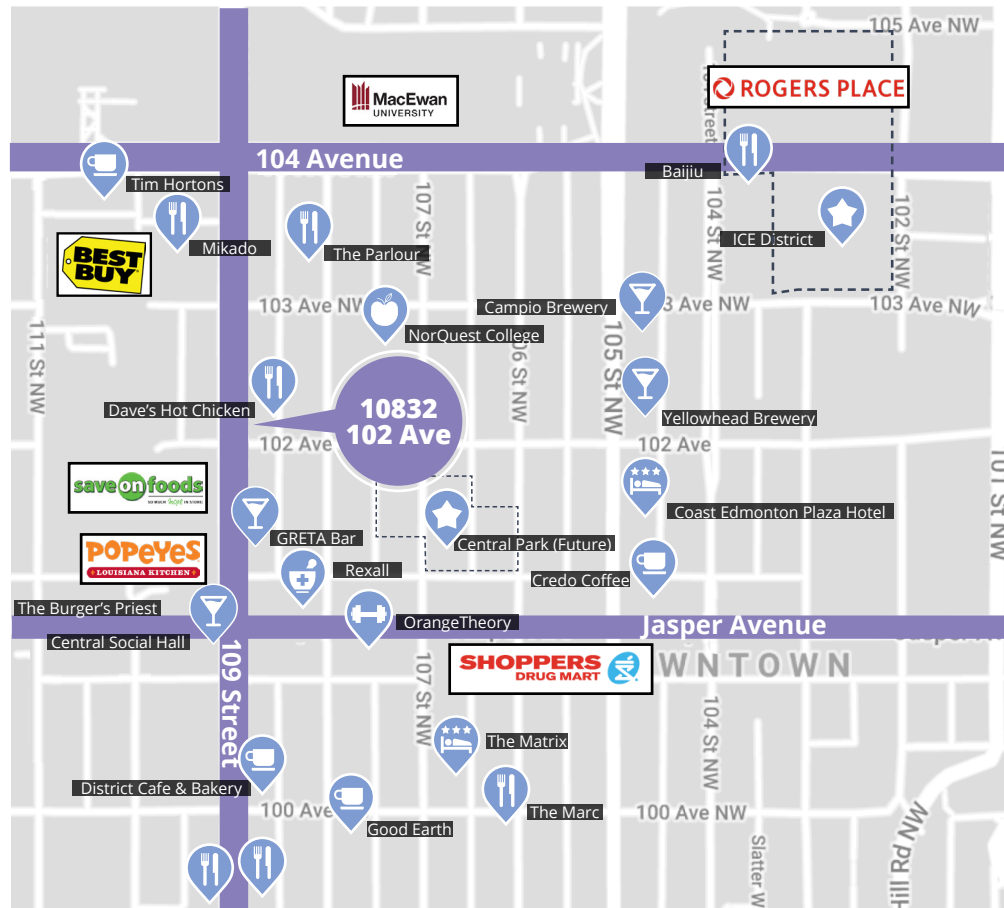
WALK SCORE

84

TRANSIT SCORE

91

BIKE SCORE



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