



For Lease

3,817 SF Retail Unit Available in South Edmonton Neighbourhood

- Main floor retail in Ermineskin Place, a family-friendly residential rental unit
- Located in South Edmonton's established Ermineskin neighbourhood
- **Leasable Areas**
3,817 SF (Demising Options)
- **Lease Rate**
\$20.00 PSF
- **Additional Rent**
\$7.36 PSF
- **Zoning**
Site Specific Development Control Provision (DC2 (N))

Ermineskin Place

2421 104 St NW
Edmonton, AB

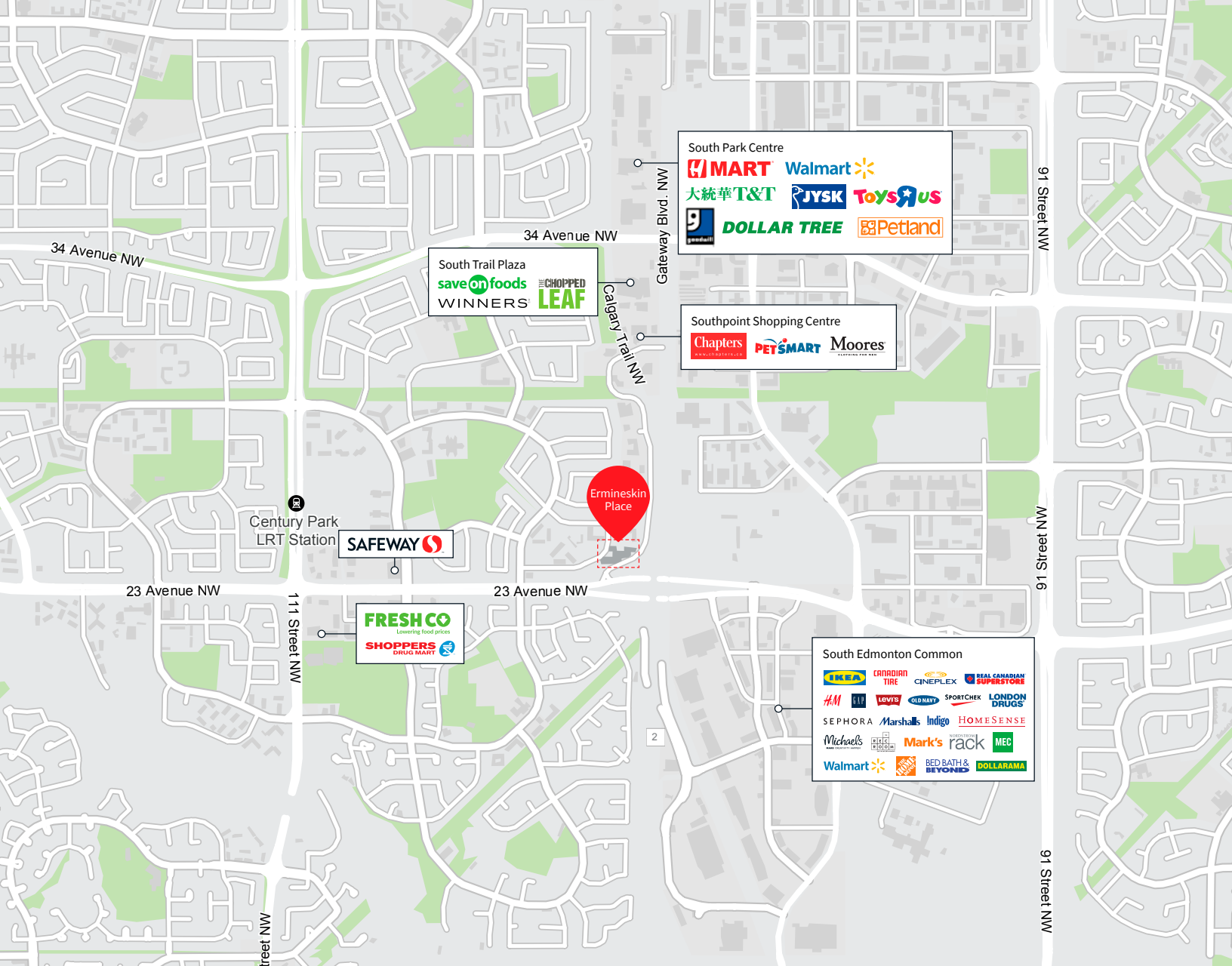
Bruce Peters

Assistant Vice President
+1 780 328 2577
bruce.peters@jll.com

Paul Raimundo

Vice President
+1 780 328 2575
paul.raimundo@jll.com





Contact Us

Bruce Peters

Assistant Vice President
+1 780 328 2577
bruce.peters@jll.com

Paul Raimundo

Vice President
+1 780 328 2575
paul.raimundo@jll.com

DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle Real Estate Services, Inc. All rights reserved.

JLL Edmonton, Suite 2101 TD Tower, 10088 102 Ave. NW, Edmonton, AB, T5J 2Z1

Demographics



Average Household Income (2020)

1km: \$97,582
3km: \$108,886
5km: \$122,890



Total Population (2020)

1km: 6,676
3km: 51,902
5km: 165,486

