



# 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

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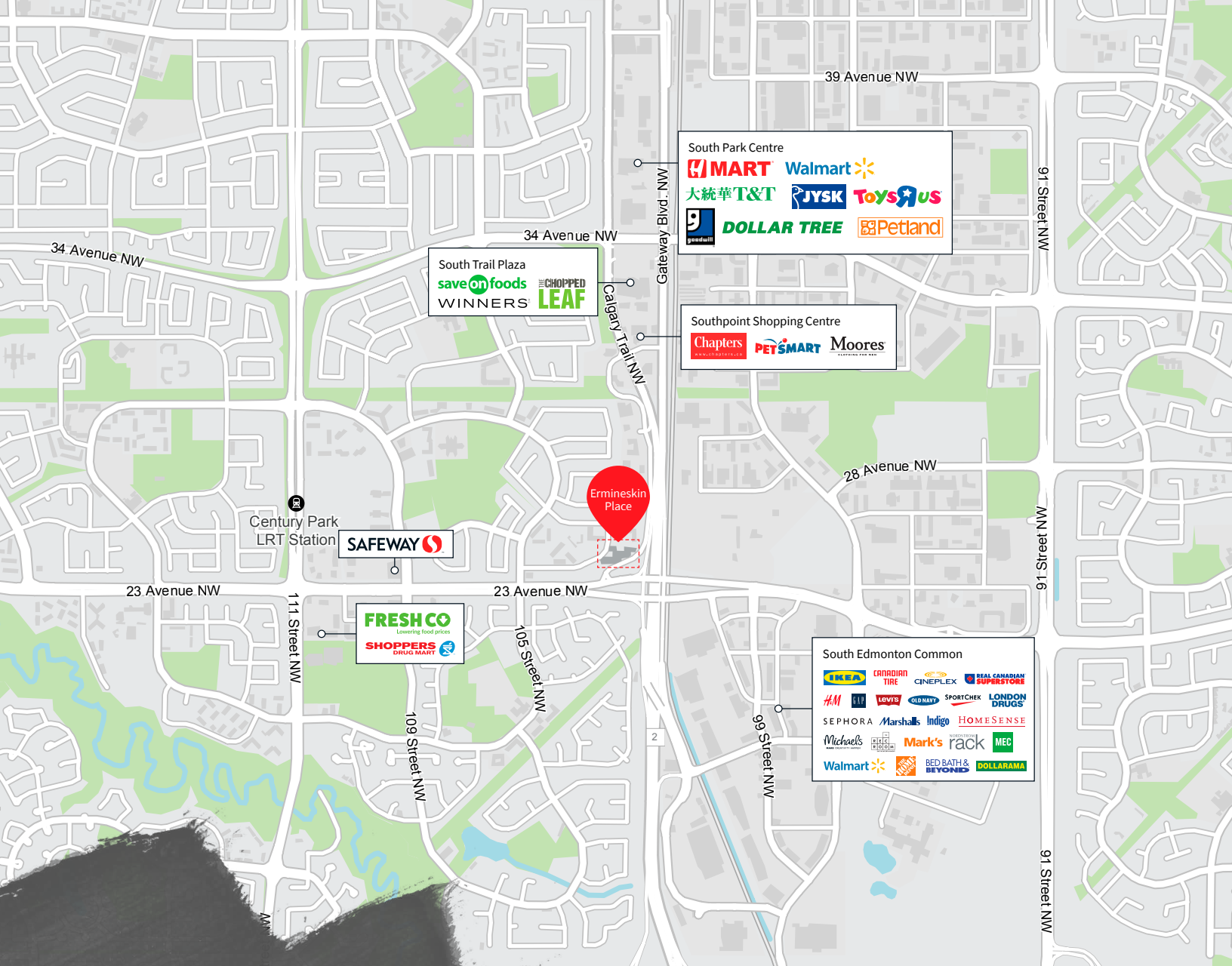
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## Demographics



### 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

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