

| 1,279 SF |

RETAIL FOR LEASE



THE YORK

10030 114 Street, Edmonton, AB

- **Final built-out main floor unit in apartment high rise towers**
- Join the bustling Wihkwentôwin community
- Free and convenient street parking
- Unit is built-out with washrooms

ERIC SLATTER

Managing Partner

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PROPERTY FEATURES

Vacancy	CRU #102 - 1,279 SF
Municipal	10030 114 Street, Edmonton, AB
Available	Immediately
Zoning	Large Scale Residential (RL h65)
Utilities	TBC
Parking	Free street parking & Limited paid on site parking
Lease Rate	Please Contact



AVAILABLE
IMMEDIATELY



PROFESSIONALLY
MANAGED MIXED-USE
BUILDINGS



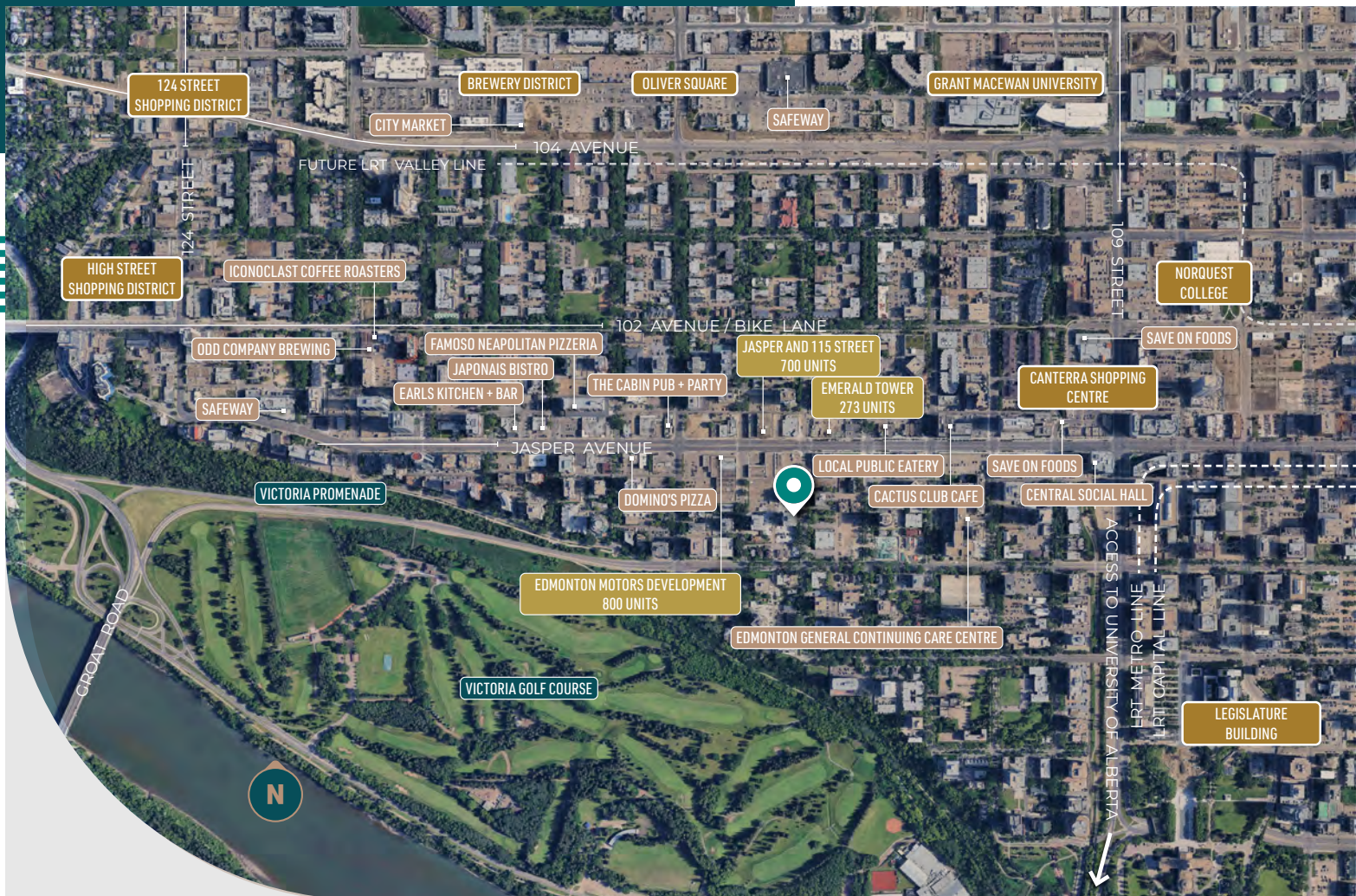
SITUATED BETWEEN
JASPER AVENUE AND
THE RIVER VALLEY

FLOOR PLAN



MARKET OVERVIEW

Join the existing rich tapestry of residential and business activity in Edmonton's densest neighborhood: Wihkwêntôwin. The area is rich in amenities, including public parks, the nearby river valley, dining & shopping options. Public transit and the Government Centre LRT station are within walking and there is abundant free street parking. We have one commercial unit available. It is equipped with a washroom, flooring, and lighting already in place. Gross Rent leases are available.



AREA DEMOGRAPHICS

2 KM RADIUS

56,776

DAYTIME POPULATION

109,350 residents
13.8% growth (2018-2024)
25.7% projected growth (2024-2029)

50.4%

20-39 YRS

0-19 yrs = 9.0%
40-59 yrs = 21.1%
60+ yrs = 19.5%

\$87,534

AVERAGE HOUSEHOLD INCOME

26.5% earn \$60-100,000
28.0% earn \$100,000+

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