

# 4<sup>th</sup> Street Plaza

5940 - 104<sup>th</sup> Street  
Edmonton, Alberta

1,262 SF Available Immediately



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5940 - 104<sup>th</sup> Street, Edmonton, AB



# Seize the Opportunity

This prime 1,262 sq. ft. retail space is now available, located along high-traffic Calgary Trail. This strategically positioned unit boasts unparalleled exposure and benefits from a massive 31,803 vehicles passing by daily.

Featuring a welcoming front showroom, two built-out bathrooms, and ample on-site parking for your customers, this space is ready for your business to thrive. Available immediately, this is the perfect location to establish a strong presence and capture the attention of a vast customer base. Don't miss out on this exceptional opportunity to elevate your business!

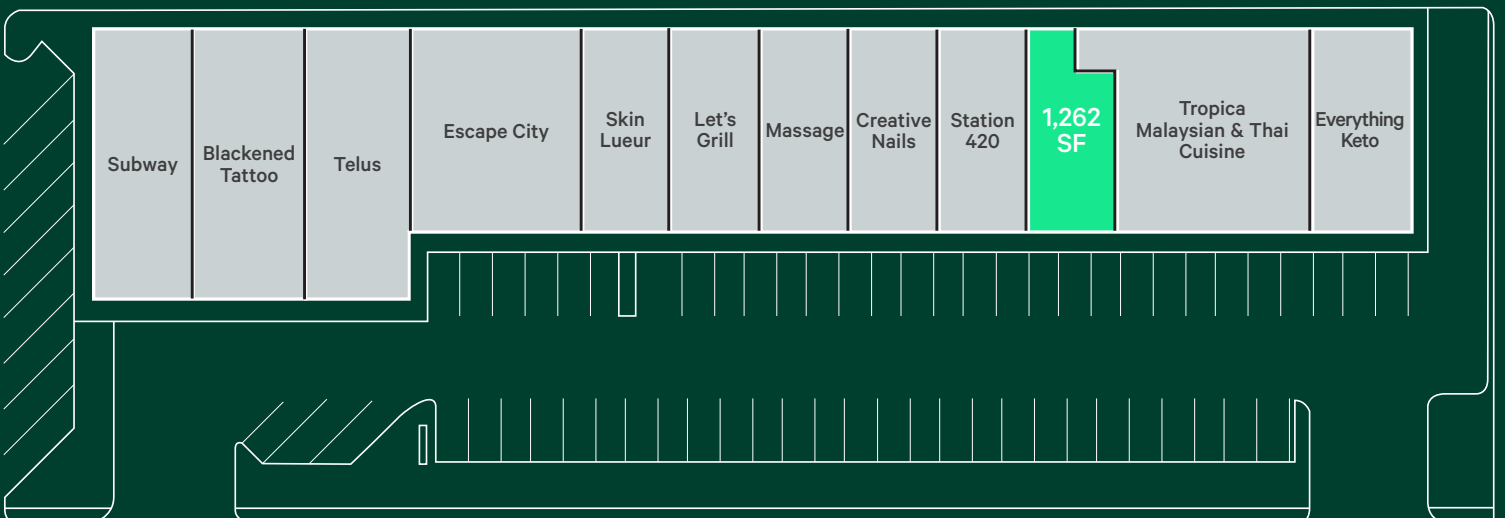
Missing Uses Include:  
Pharmacy, Medical,  
Dental, Chiropractor,  
Acupuncture,  
Professional Uses,  
Liquor Store,  
Education, and QSR  
uses such as Chicken,  
Mexican, Indian Food,  
Pizza and Donair



## Property Details

|                        |                                 |            |                    |
|------------------------|---------------------------------|------------|--------------------|
| Municipal Address      | 5940 - 104 <sup>th</sup> Street | Lease Rate | Market             |
| Available Area         | 1,262 sq. ft.                   | Available  | Immediately        |
| Additional Rent (2025) | \$10.32 / SF                    | Zoning     | General Commercial |

## Site Plan



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For Lease



Site

## Contact Us

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