

FOR LEASE

NAI Commercial

124TH STREET MAIN FLOOR
MEDICAL/OFFICE/RETAIL SPACE



10118 - 124 STREET | EDMONTON, AB | MEDICAL/OFFICE/RETAIL

PROPERTY DESCRIPTION

- 1,548 sq.ft.± main floor unit available immediately for Lease
 - Current layout consists of reception area, five private offices, bathroom and storage area
- Suitable for a wide variety of medical, office, or retail uses
- Located just after Jasper Avenue on the trendy 124th Street, home to many local restaurants, boutiques, and galleries
- Exceptional exposure to 124th Street traffic along one of the most vibrant and walkable stretches in the area
- In close proximity to public transportation, Downtown area, Jasper Ave, and Stony Plain Road

MICHAEL PARSONS

Senior Associate
780 435 5507
mparsons@naiedmonton.com



90,880
DAYTIME POPULATION



2.7%
ANNUAL GROWTH
2023-2033



108,364
EMPLOYEES



\$3.4B
CONSUMER SPENDING



11,660
124 STREET
S OF 102 AVE



\$95,461
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



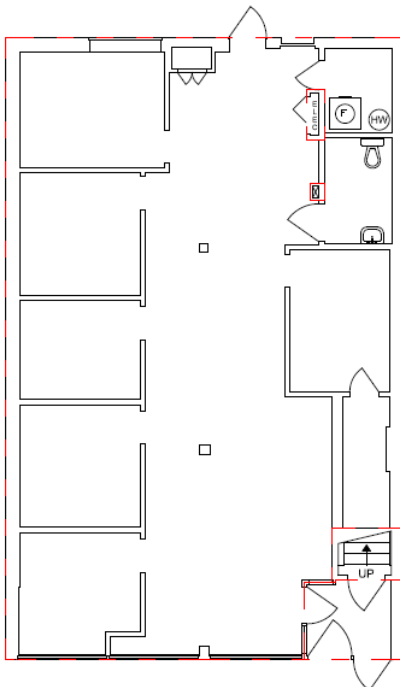
NAIEDMONTON.COM

ADDITIONAL INFORMATION

AVAILABLE AREA	1,548 sq. ft.± main floor space
LEGAL DESCRIPTION	Plan RN22, Block 34, Lot 5
ZONING	MU – Mixed Use Zone
PARKING	3 assigned stalls plus access to multiple 1-hour customer parking stalls on first come, first serve basis

LEASE INFORMATION

NET RENTAL RATE	\$27.00/sq. ft./annum
ADDITIONAL RATE	\$16.36/sq. ft./annum (2026 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, and water/sewer (electricity and natural gas separately metered)
AVAILABLE	Immediately



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

