

BUILDING SIZE ± 2,720 SF

AT THE GATEWAY TO DOWNTOWN

LONG TERM LEASE NOW AVAILABLE



FOR LEASE

HIGH PROFILE JASPER AVENUE RETAIL SITE

124 Street & Jasper Avenue, Edmonton, AB

David Cooney

Partner

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PROPERTY DETAILS

MUNICIPAL ADDRESS
10103 124 STREET,
EDMONTON, AB

CURRENT ZONING
MU H16 F.36
RETAIL AND SERVICE
USES PERMITTED

BUILDING SIZE
± 2,720 SF

BASIC RENT
MARKET

OPERATING COST
\$27.46 PER SF (2026)

PARKING
OVER 20 DEDICATED
PARKING STALLS ON SITE.

LANDLORD WILL REQUIRE
A DEMOLITION CLAUSE

PROPERTY HIGHLIGHTS

- Free-standing building on one of the most high profile corners entering the downtown area
- Surrounded by recent mixed use redevelopments
- Immediate proximity to the River Valley and 124th Street art district and central business district
- Excellent transit available in the area, including the west leg of the LRT (under construction)
- Jasper Avenue beautification project underway





ICE DISTRICT

NORQUEST COLLEGE

MACEWAN UNIVERSITY

104 AVENUE

JASPER AVENUE

BREWERY DISTRICT



THE CITIZEN

NEW DEVELOPMENT

THE OLIVER RESIDENCES

MERCURY BLOCK

ARC BY PIVOTAL
PHYSIOTHERAPY

THE MACLAREN

MCELHERAN'S
FURNITURE + DESIGN

124 STREET

102 AVENUE



TRADE AREA SUMMARY



OTHER HIGHLIGHTS:

- 124th Street is a vibrant corridor combining retail and office, acting as another major node in Downtown Edmonton
- MacEwan University and NorQuest College are 2 major educational institutions bringing thousands of students daily to the Downtown Core.
- Proximity to various ETS Bus Routes, and the Valley Line West LRT Expansion.
- Major transportation arteries include, Jasper Ave, 124th Street, 102 Ave, 104 Ave/Stony Plain Road, Victoria Park Road, and Groat Road



INTERIOR PHOTOS



**CUSHMAN &
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Edmonton

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