

FOR LEASE

THE MACLAREN BUILDING

10141 124 STREET, EDMONTON, AB

HIGH EXPOSURE RETAIL ▷ 1,500 - 4,214 SF



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Marcus & Millichap

OVERVIEW / THE MACLAREN BUILDING

10141 124 STREET, EDMONTON, AB

ABOUT THE MACLAREN BUILDING

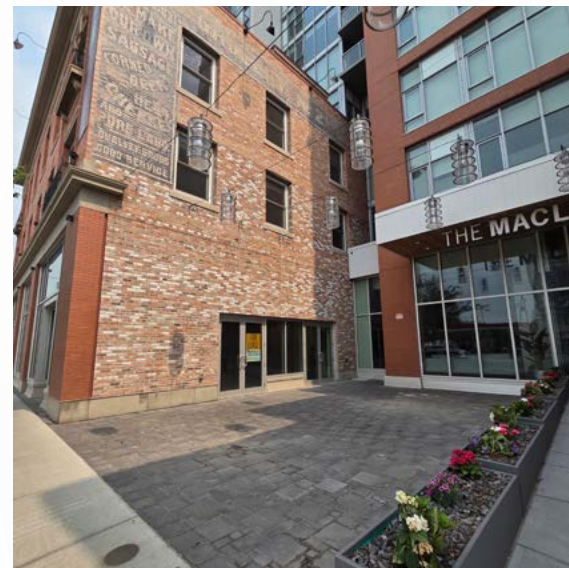
Join this mixed-use location on 124 Street, one of Edmonton's most vibrant areas!

The MacLaren is a prime building that offers modern convenience while uniquely blending with the historic charm of the Buena Vista Building. This residential and retail building benefits from the high volume of foot and vehicle traffic, bringing consistent clientele to your business. So, the MacLaren is the perfect place to elevate your business, being near MacEwan University, Downtown Edmonton, the University of Alberta, and the river valley with its beautiful parks and walking paths.



HIGHLIGHTS

- 4,214 SF of vanilla shell space available, option to demise into smaller units
- Large landlord inducements available
- Located in the vibrant area of 124th Street
- Near MacEwan University, Downtown Edmonton, the University of Alberta, and the river valley with its beautiful parks and walking paths



102 AVENUE



AREA + STATS / THE MACLAREN BUILDING

10141 124 STREET, EDMONTON, AB



SALIENT DETAILS

Address: 10141 124 Street, Edmonton, AB

Legal Description: Plan 1521994; Blk 19; Lot 22

Asking: Market

Size: CRU 3: 4,214 SF (option to demise into smaller units)

Zoning: DC1 - Direct Development Control Provision

Operating Costs: \$18.40/SF (est. 2025)



10,000
VEHICLES
PER DAY



UNDERGROUND
PARKING AVAILABLE



EXPOSURE
ALONG 124TH STREET



TRANSIT
IN FRONT
OF PROPERTY



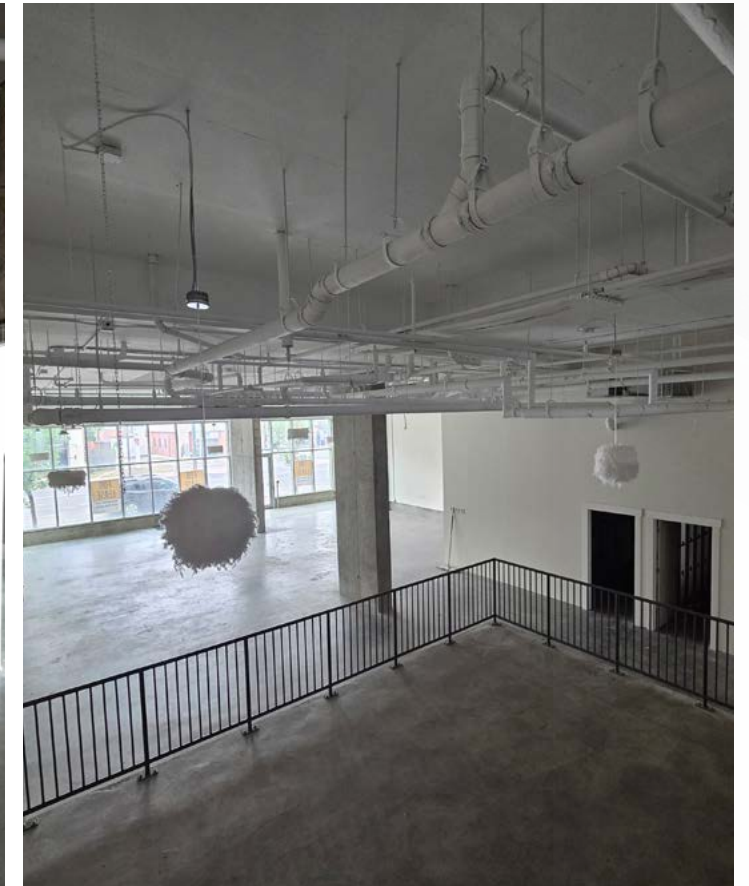
100,000+
POPULATION
WITHIN 3KM



6%
PROJECTED POPULATION
GROWTH (2025 - 2030)

PHOTOS / THE MACLAREN BUILDING

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