

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.

LANDLOAD 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

AERIAL



SITE

# TRADE AREA SUMMARY



Approximate Draw Area 2.56 Km

Population 28,252

Average Household Income \$92,691

## 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



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