

# FOR LEASE



**CUSHMAN &  
WAKEFIELD**  
Edmonton



**FORMER RESTAURANT SPACE - NO EQUIPMENT INCLUDED**

**2,988 SF AVAILABLE IMMEDIATELY**

# CENTRE 114

10544 - 114 Street NW, **Edmonton, AB**

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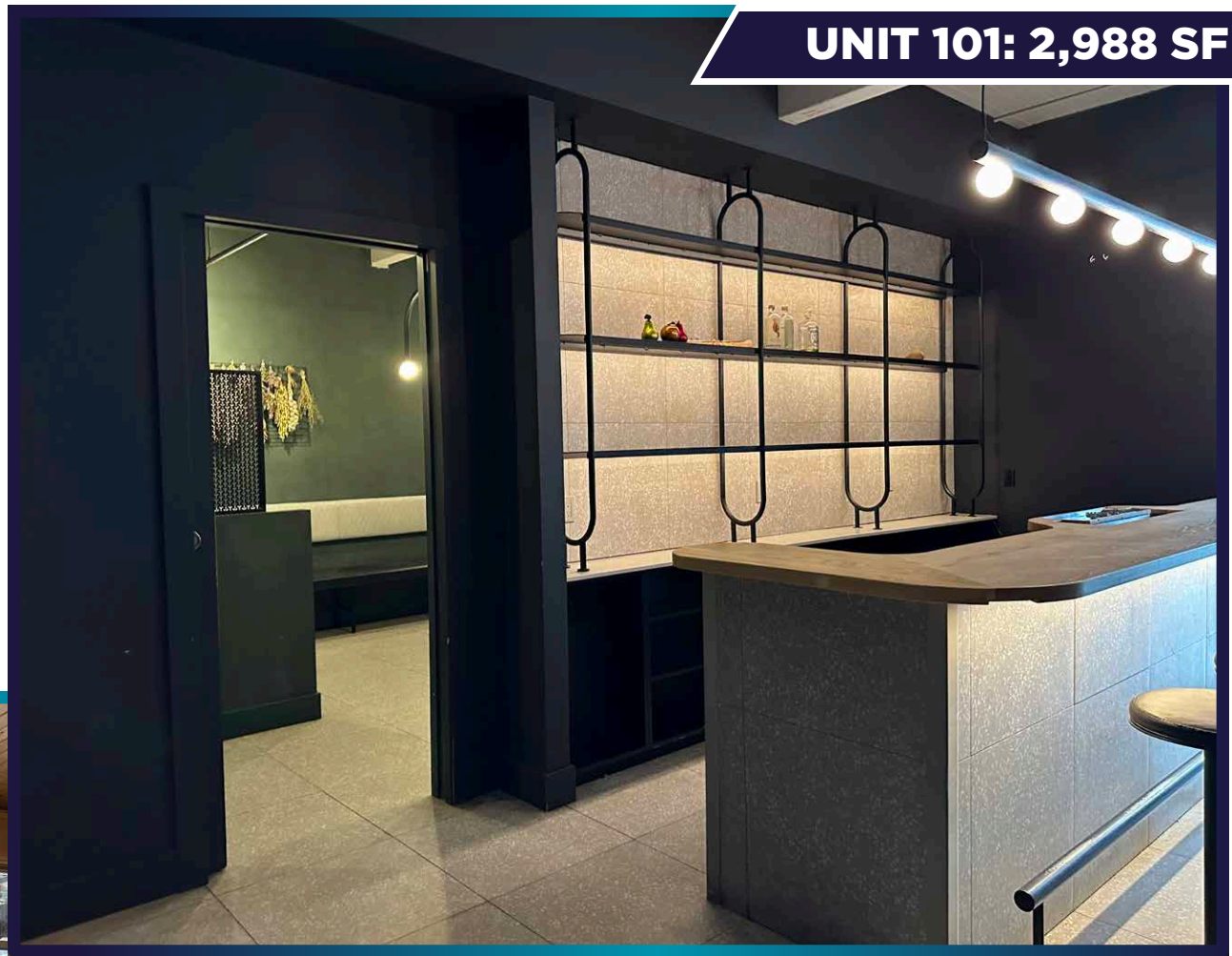
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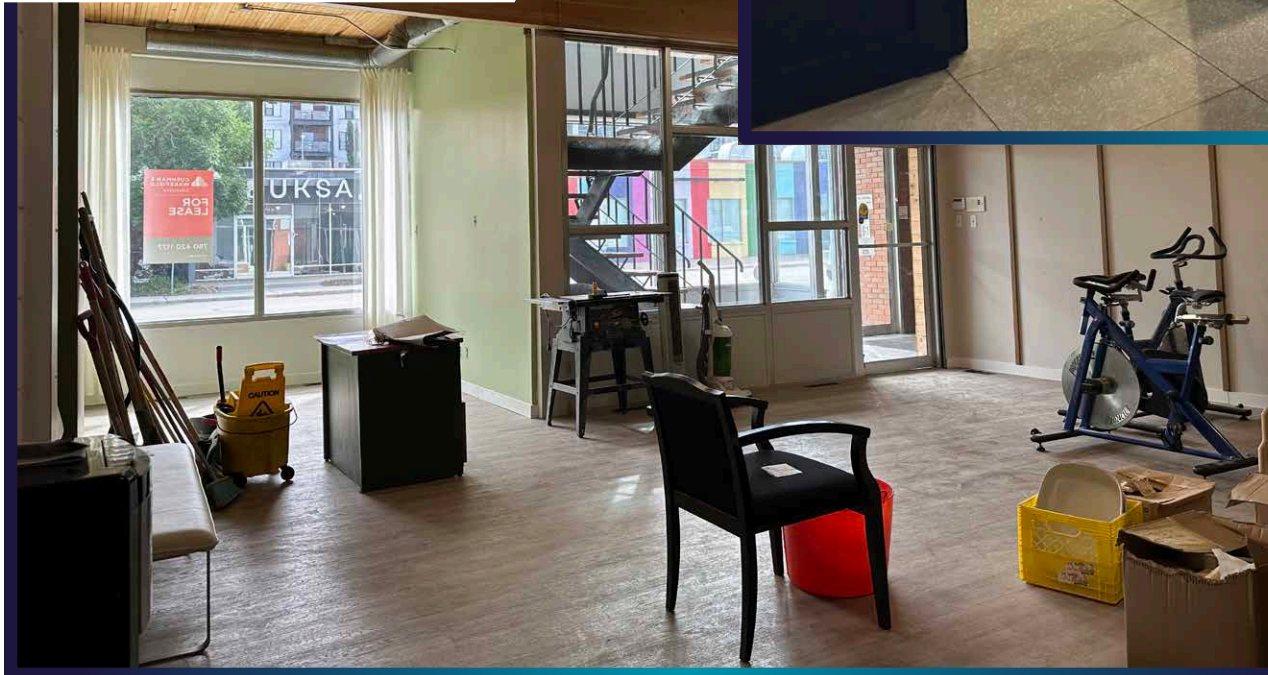
# PROPERTY HIGHLIGHTS

- Beautifully built out restaurant space available immediately.
- Unique 2 story development strategically located within the heart of the Queen Mary Park Neighborhood.
- Over 23,331 residents within a 1km radius.
- Nearby amenities and developments include Grant MacEwan University, Brewery District, Unity Square, Longstreet.
- Ample street parking available
- High exposure signage opportunities available.
- (DC) Direct Control Zoning allows for a wide variety of uses.
- Rear parking available
- Lease Rate: Contact Listing Agent
- Additional Rent: \$13.95 per SF (Est. 2026)

**UNIT 101: 2,988 SF**



**UNIT 105: 2,901 SF**



## PROPERTY DETAILS

<b>Municipal Address:</b>	10544 - 114 Street NW, Edmonton, Alberta
<b>Legal Description:</b>	Lot: 206A Block: 14, Plan: 0523261
<b>Zoning:</b>	Direct Control (DC 20989)
<b>Neighbourhood:</b>	Queen Mary Park
<b>Built:</b>	1964

# DEMOGRAPHICS



## POPULATION

1km	3km	5km
23,331	96,143	218,474



## AVERAGE INCOME

1km	3km	5km
\$83,221	\$96,836	\$107,566



## HOUSEHOLDS

1km	3km	5km
13,483	51,778	107,048



## VEHICLES PER DAY

107 Ave VPD (2024): 19,565  
 104 Ave VPD (2024): 32,143  
 116 Street VPD (2024): 26,015

## AERIAL VIEW



107 AVENUE (19,566 VPD)

**SITE**

105 AVENUE

116 STREET (26,015 VPD)

104 AVENUE (32,143 VPD)

**2,988 SF**



**INTERIOR PHOTOS**

