

FOR LEASE



**CUSHMAN &
WAKEFIELD**
Edmonton



FULLY FIXTURED RESTAURANT SPACE

2,988 SF AVAILABLE IMMEDIATELY

CENTRE 114

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

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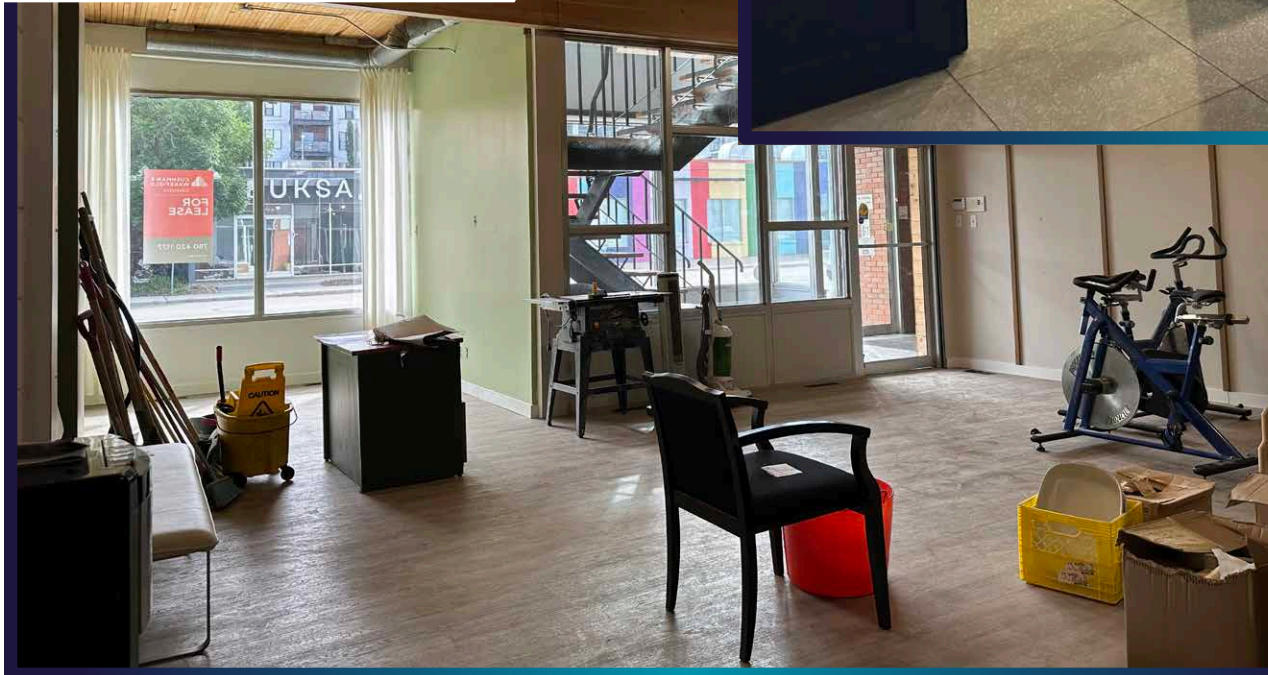
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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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 (2025)

UNIT 105: 2,901 SF



UNIT 101: 2,988 SF



PROPERTY DETAILS

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



2,988 SF



INTERIOR PHOTOS

