



**±4,100 Sq. Ft. Retail / Office Space Available**

### Property Highlights

- Space can be demised for smaller users
- Located in a dense residential neighbourhood
- Suitable for a wide variety of tenants including; pubs, restaurants, health services, coffee shops, equipment rental, retail, bake shops, medical, dental, professional services and many more
- Average Household Income of \$95,212.00
- Zoning: CB1

### Property Details

- |  |                                    |
|--|------------------------------------|
| • <b>Rentable Areas:</b>               | 2,050 sq. ft. - 4,100 sq. ft.      |
| • <b>Base Rent:</b>                    | Market                             |
| • <b>Operating Costs:</b>              | \$6.00 per sq. ft. (estimate 2018) |
| • <b>Tenant Improvement Allowance:</b> | Negotiable                         |
| • <b>Parking:</b>                      | 2 stalls behind the building       |
| • <b>Legal Description:</b>            | Lot 5, Block 2, Plan RN60          |

**KATARINA GOURLAY**  
Associate  
780 702 9082  
[katarina.gourlay@cwedmonton.com](mailto:katarina.gourlay@cwedmonton.com)

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)



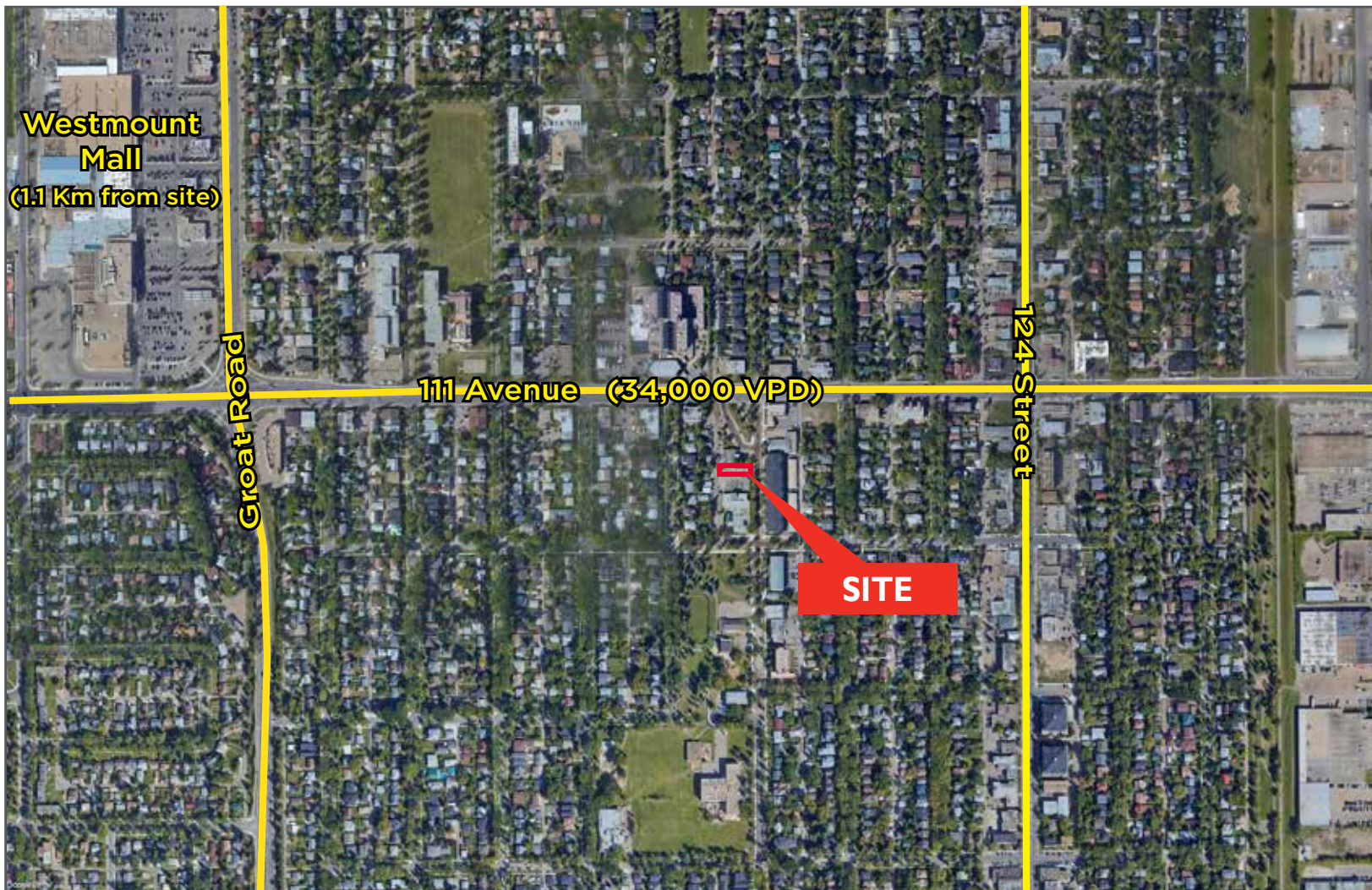


**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

**11024 - 127 STREET**  
Edmonton, Alberta

Aerial



**KATARINA GOURLAY**  
Associate  
780 702 9082  
[katarina.gourlay@cwedm.com](mailto:katarina.gourlay@cwedm.com)

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

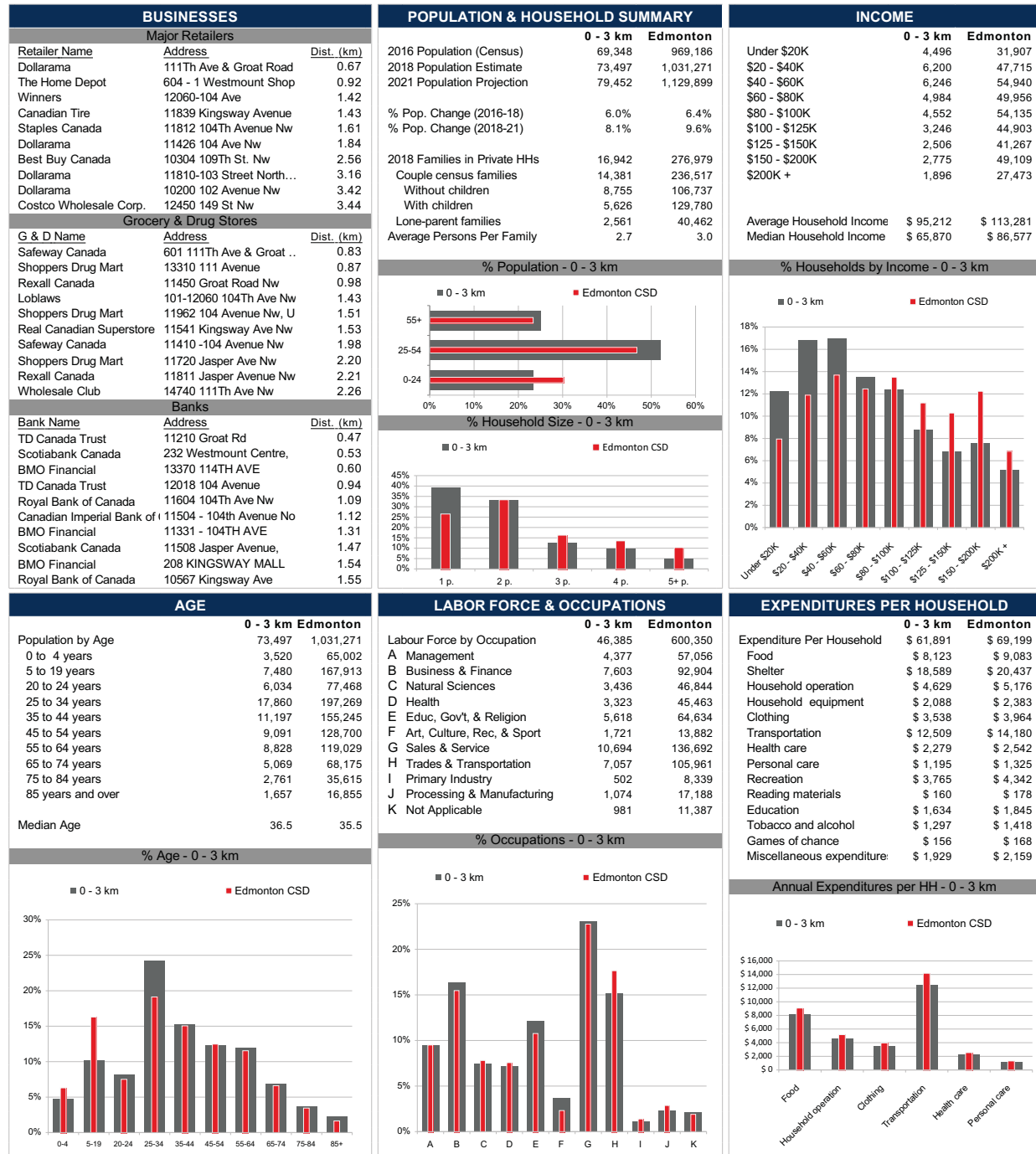
Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. June 21, 2018



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE  
**11024 - 127 STREET**  
Edmonton, Alberta

## Demographics



**KATARINA GOURLAY**  
Associate  
780 702 9082  
katarina.gourlay@cwedmonton.com

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. June 21, 2018