



10835 120 Street, Edmonton

Beaufort Building



**PROPERTY
DETAILS**

Address:	10835 120 Street, Edmonton
Legal:	Plan 4577RS, Block 19, Lot 1A
Zoning:	Medium Industrial (IM)
Site Size:	0.92 Acres (+/-)
Building Size:	28,420 SF (+/-)
Main Floor:	9,176 SF (+/-)
Second Floor:	9,618 SF (+/-)
Third Floor:	9,626 SF (+/-)
Base Rent:	Contact Agent
Op Costs:	\$13.00/SF (estimate)
Availability:	Immediately



**PROPERTY
HIGHLIGHTS**

- Three-Storey, Modern Office Space - "The Beaufort Building"
- Flexible Leasing options - Floors available individually or combined
- High Quality Contemporary Build-out - premium finishes throughout
- Prime Central Location - easily accessible, close to major routes and amenities
- Abundant on-site Parking
- Excellent Natural Light on all floors
- Well Suited for a variety of office users
- Finished or customizable options available



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MAIN FLOOR PHOTOS

10835 120 Street, Edmonton

Properties features:



VIRTUAL TOUR



 **SECOND FLOOR
PHOTOS**

10835 120 Street, Edmonton

Properties features:



PARKING



ELEVATOR



MOVE-IN
READY



NEARBY
AMENITIES

VIRTUAL TOUR



SECOND FLOOR FLOOR PLAN

10835 120 Street, Edmonton

Properties features:



PARKING



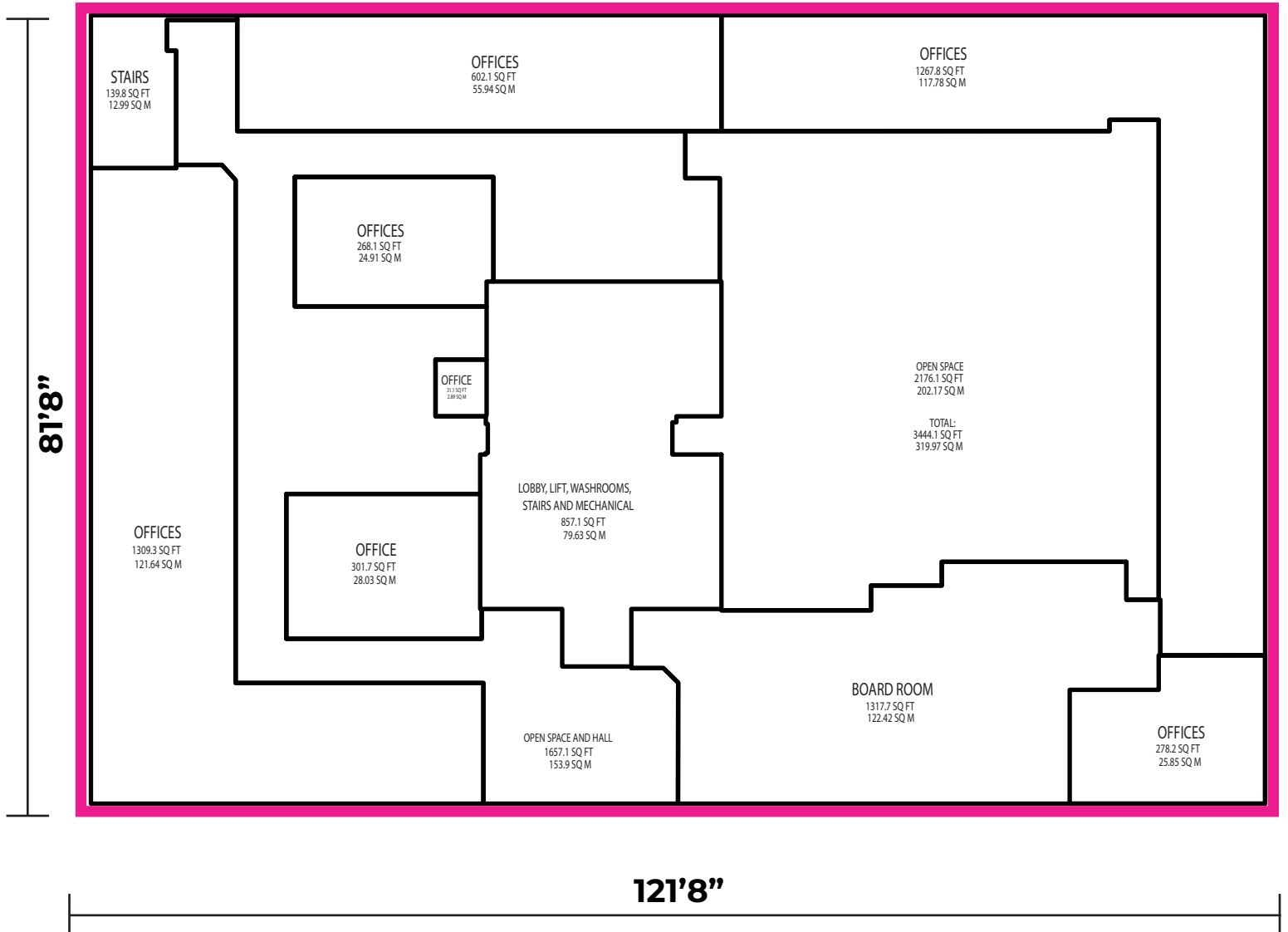
ELEVATOR



MOVE-IN READY



NEARBY AMENITIES





THIRD FLOOR FLOOR PLAN

10835 120 Street, Edmonton

Properties features:



PARKING



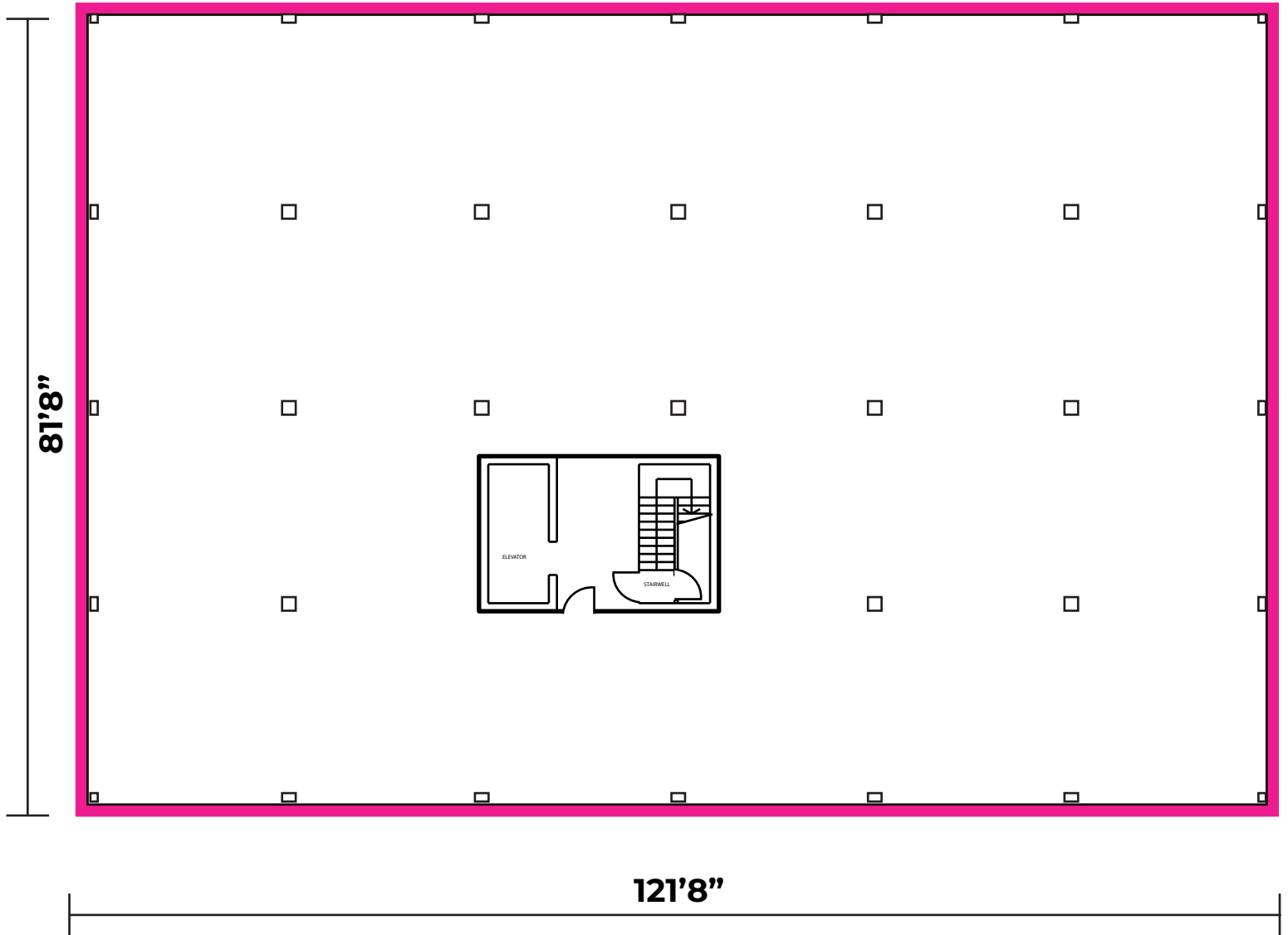
ELEVATOR



MOVE-IN
READY



NEARBY
AMENITIES



Neighbourhood features:



- **The 120 Street corridor** in central Edmonton features a mix of residential homes, apartments/condos, and convenient access to services like groceries and transit. It connects central areas close to downtown to mid-city and more residential zones to the north. Transit routes run along 120 Street, making it relatively easy to commute toward downtown or other parts of the city.
- **Oliver Zone:** A dense, established inner-city neighbourhood with apartments, townhomes, transit access, and easy walking distance to downtown amenities, shops, and restaurants.



AREA POPULATION
(within 5kms)

- 209,464 Residents
- 307,040 Daytime Population
- 2.7% Annual Growth (2023-2028)



AREA INCOME
(within 5kms)

Average household income: \$89,165



VEHICLES PER DAY

120 Street: 20,800
109A Avenue: 8,500



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