

Courtesy Corner

High Profile Retail For Lease
10824-28 102 Avenue NW
Edmonton, AB



Retail Opportunities Available

Join Dave's Hot Chicken!

- 1,050 sf & 1,140 sf available. Units can be combined for a total of 2,190 sf of leasable area
- The property is easily accessible from major central thoroughfares including 104 Avenue, 109 Street and Jasper Avenue
- Join neighbourhood restaurants, retail shops and major entertainment attractions servicing the downtown core
- Ideal for tenants looking for a central location parking and high residential density
- High exposure to vehicular and pedestrian traffic, as well as direct access to all major E.T.S. transit

**AVISON
YOUNG**

Get more information

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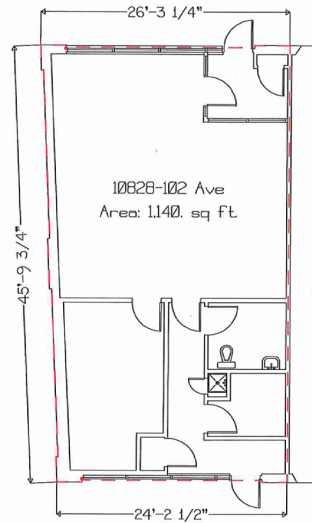
For Lease

10824-28 102 Avenue NW, Edmonton AB

Property Details

| | |
|--------------------|--|
| Municipal Address: | 10824-28 102 Avenue NW |
| Year Built: | 2002 |
| Area Available: | 1,050 sf & 1,140 sf (2,190 sf combined) |
| Zoning: | Urban Warehouse Zone (UW) |
| Rate: | Market |
| Additional Rent: | \$17.00 psf (2025) |

Floor Plan - 1,140 sf



103,955

Residents within 3 km (2024)



177,199

Daytime population within 3 km (2024)



31,820

Vehicles daily along 109 Street (2023)



Exceptional access with high Walk and Bike scores. (walkscore.com)

90

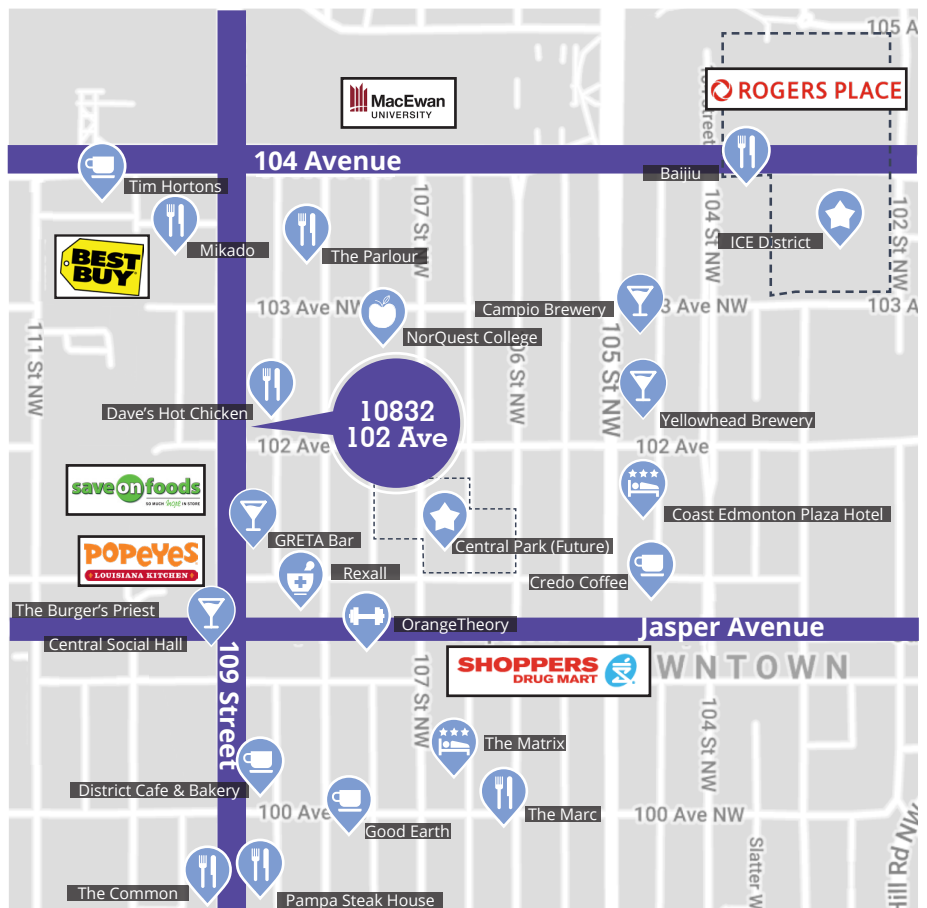
BIKE SCORE

84

TRANSIT SCORE

90

BIKE SCORE



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