

MERCHANTS ROW

3643/3873 99 Street, Edmonton, AB

RETAIL FOR LEASE



Unit 3803: 4,661 SF



Unit 3851: 1,960 SF

HIGH EXPOSURE RETAIL SHOWROOM

- 1,960 – 4,661 SF of high exposure commercial space available immediately
- Landmark location in south Edmonton, well-positioned along 99 Street with quick access to 34 Avenue and Whitemud Drive
- Flexible zoning and ample on-site parking allow for accommodation of a variety of retail, commercial and light industrial uses
- High daytime traffic from surrounding businesses as well as daily-needs traffic from commuters and residential areas in close proximity

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Omada
COMMERCIAL

BUILDING B 3851 - 99 STREET

1,960 SF
 Small showroom with large warehouse
 One office and washroom

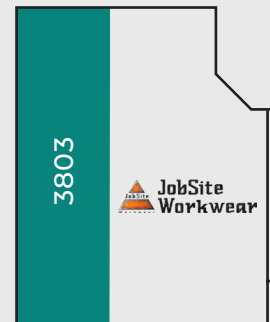
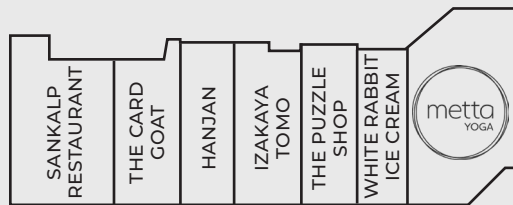


BUILDING C 3809 - 99 STREET NW

4,661 SF
 Approx 1/3 retail showroom area and 2/3 warehouse, with built-out washrooms.



99 STREET



SITE PLAN

PROPERTY FEATURES

BUILDING A

Unit 3859 LEASED

Municipal 3643/3873 – 99 Street, Edmonton, AB

Available Immediately

BUILDING B

Unit 3851 1,960 SF

Legal Plan 9120758; Block 4; Lot 6-7

Plan 9222942; Block 4; Lot 8A

Zoning [Business Employment Zone \(BE\)](#)

[Direct Control \(DC2 269\)](#)

BUILDING C

Unit 3803 4,661 SF

Basic Rent Negotiable

Op. Cost \$10.97 (2025 est.)

BUILDING D

Unit 3729 LEASED

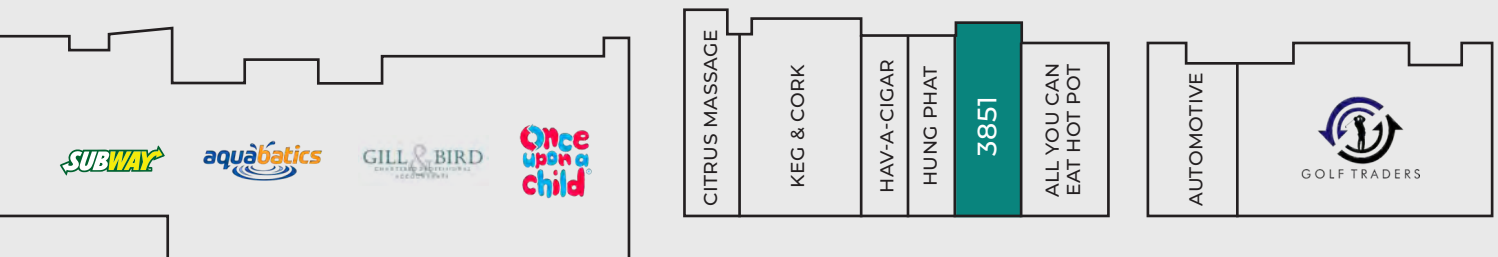
Utilities Separately metered

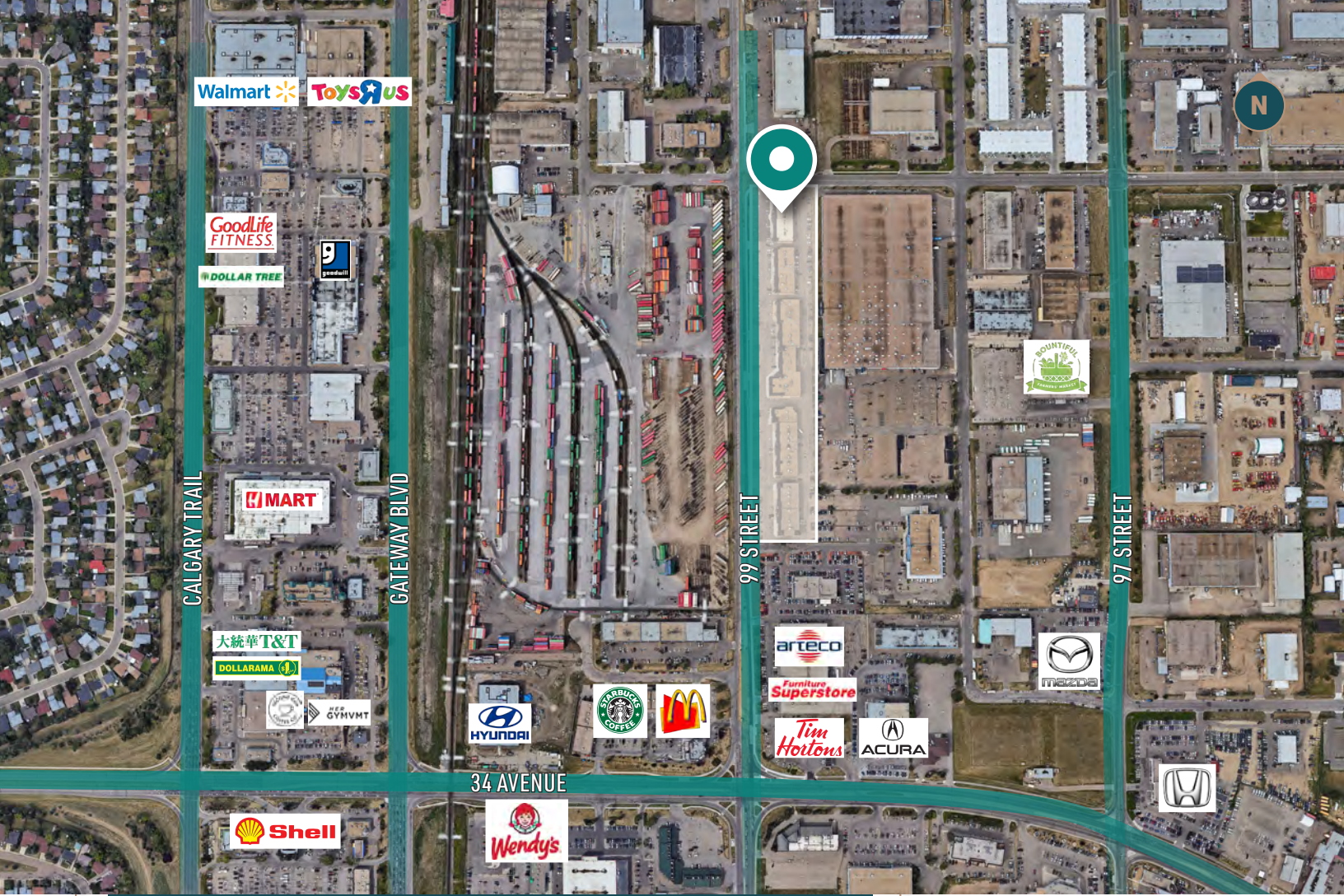
Unit 3747 LEASED

Parking Approx. 311 surface parking stalls



99 STREET





DEMOGRAPHICS

WITHIN 3 KM



91,526

DAYTIME POPULATION

54,563 RESIDENTS

4.3% GROWTH (2018-2023)

8.4% PROJECTED GROWTH (2023-2028)



\$104,689

AVERAGE HOUSEHOLD INCOME

28.9% EARN \$60,000 TO \$100,000

40.7% EARN MORE THAN \$100,000



18,000 VPD

99 STREET

92,400 VPD ON WHITEMUD DRIVE

23,200 VPD ON 34 AVENUE

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