



VIEW ONLINE 

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FOR LEASE | 10112 - 119 Street, Edmonton | AB

Our Parents' Home Retail Streetfront Main Floor Space

Located in Edmonton's vibrant downtown district at the Our Parents' Home building. Join the many thriving businesses on the Avenue from unique cafes to boutique furniture stores. Being part of the Jasper Avenue scene provides unparalleled benefits.

- Strategically positioned along Jasper Avenue on the corner of 119 Street
- Exposure to over 21,000 vehicles per day
- 14-storey mixed-use building features 50 assisted living suites and 80 one/two bedroom suites located above
- Situated directly across from Edmonton's original Earl's restaurant location
- Located in Oliver, one of Edmonton's most densely populated communities
- Ample street parking nearby and secure underground parking available for staff

Kevin Glass

Associate
+1 780 917 4151
kevin.glass@colliers.com

Casey McClelland

Vice President
+1 780 969 3003
casey.mcclelland@colliers.com

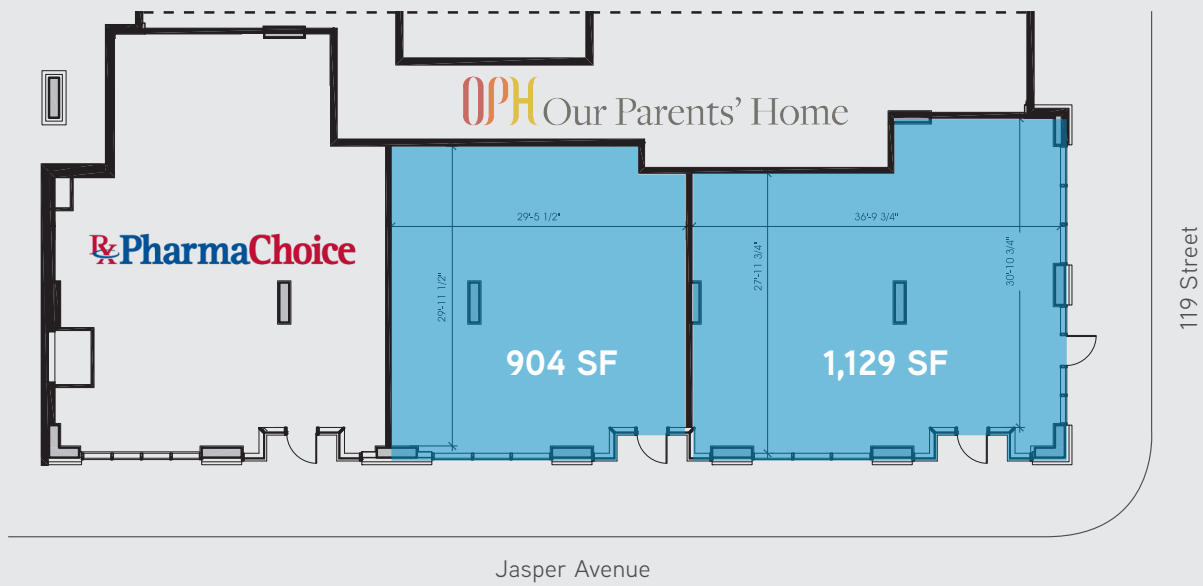
Mike Hoffert

Associate
+1 780 969 3035
mike.hoffert@colliers.com

Colliers Macaulay Nicolls Inc.
10180 - 101 Street | Suite 2210
Edmonton, AB | T5J 3S4
P: +1 780 420 1585
F: +1 780 424 7830



Accelerating success.



High Exposure Street Front Retail Space



Jasper Avenue frontage delivers strong curb appeal and unparalleled vehicle and pedestrian traffic



Ample Parking
located in the immediate area



Main Floor
commercial retail units



Public Transit
located in close proximity to site



Main Arterial
access and exposure



21,000
vehicles per day on Jasper Ave



17,500
residents in a 1 km radius



24% Growth
projected from 2011 to 2025



\$86,700
avg household income (1 km)

THE AREA

The site benefits from excellent positioning along the West end of Jasper Avenue, Edmonton's main road, which then transitions into the trendy 124 Street. Oliver is one of the city's most densely populated residential neighborhoods with over 20 high rise towers nearby. Its many residents favour going on foot to work, run errands, shop, dine and enjoy the active nightlife the area provides. The river valley is just steps south of the building and is sought out for its view and the recreation possibilities it provides.

THE SPECIFICS

Address: 10112 - 119 Street, Edmonton, AB

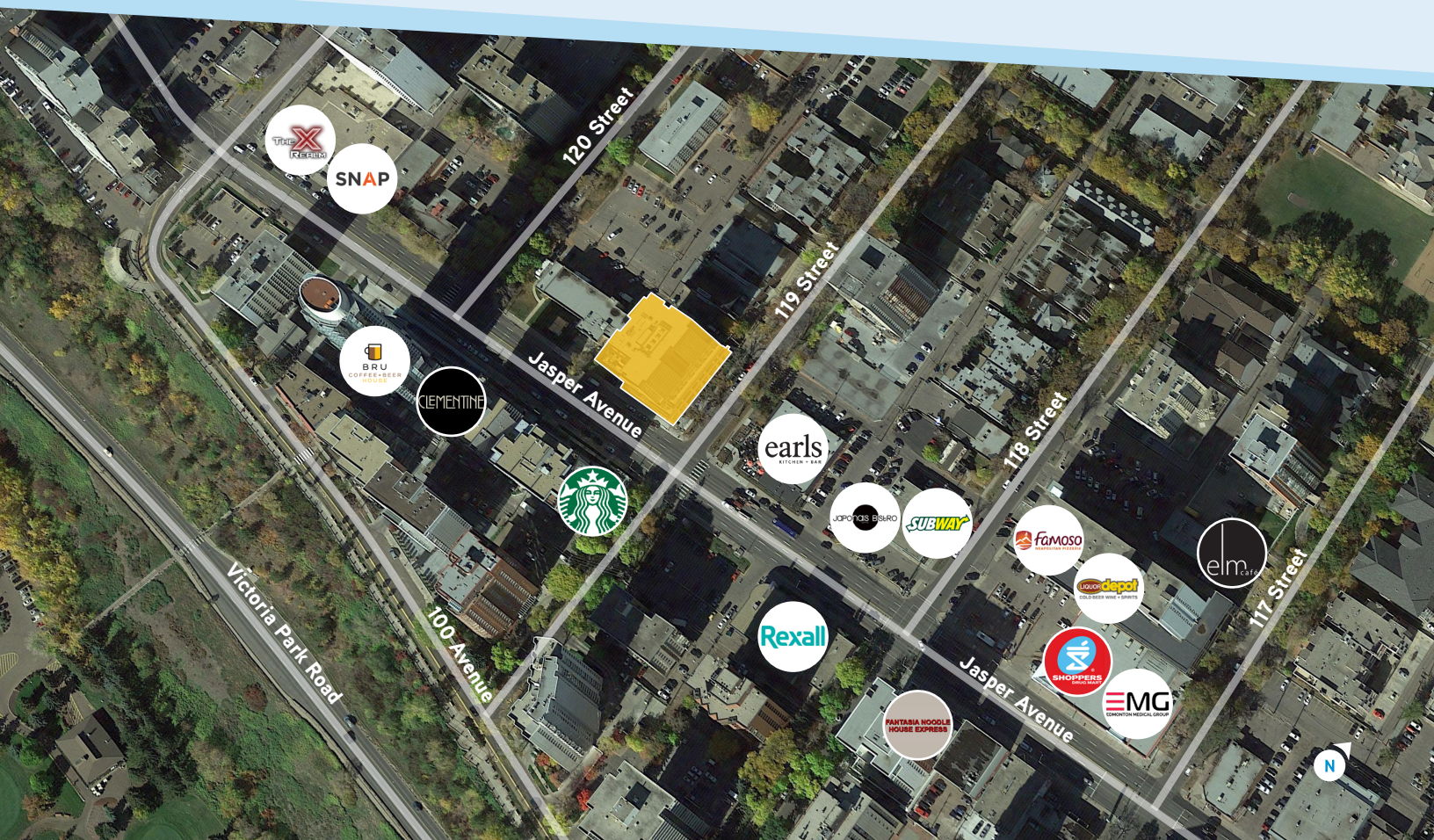
Legal Description: Plan 1421332, Block 19, Lot 25B

Zoning: DC2 (812) (2)

Signage: Fascia signage available

Lease Rate: Market

Additional Rent: \$13.00 - \$15.00/SF





Contact us:

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