









\*DIGITAL RENDERING COLOUR/DESIGN ARE PROPOSED AND SUBJECT TO CHANGE

**NEW CONSTRUCTION  
WITH UNDERGROUND PARKING**

**10957 - 124 STREET**  
EDMONTON, ALBERTA

**LOCATED ALONG VIBRANT  
124 ST SHOPPING DISTRICT**

## PROPERTY HIGHLIGHTS

-  Ideal for professional, medical and retail uses
-  Transit-oriented property located minutes from downtown
-  Corner site with prime frontage on 124 Street with exposure to 14,800 vehicles per day (City of Edmonton - 2018)
-  Main floor units ranging from 1,288 sq.ft.± to 5,609 sq.ft.±  
2nd Floor units ranging from 1,095 sq.ft.± to 5,906 sq.ft.±  
Total Building Size: 26,117 sq.ft.± (contiguous)
-  Modern construction and building amenities
-  Access to on-site surface parking, on-street parking and underground heated parkade



**CONSTRUCTION ON SCHEDULE**  
Underground Parking Underway



**14,800 VEHICLES PER DAY**  
124 STREET NORTH OF 109A AVENUE  
CITY OF EDMONTON - 2018

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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# 10957 - 124 STREET EDMONTON, ALBERTA

FOR SALE/LEASE  
**124 WESTMOUNT**  
FREESTANDING RETAIL/OFFICE BUILDING

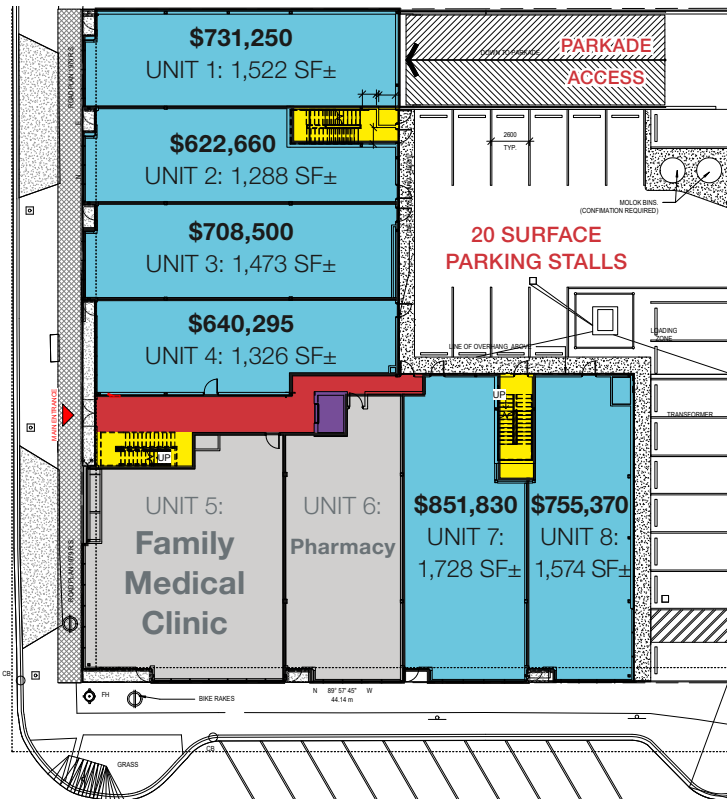
## ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 5212BB, Block 52, Lot 18, 19 & 20
SITE SIZE	0.5 acres (21,733 sq.ft.±)
BUILDING/UNIT SIZE	Main Floor: 1,288 up to 5,609 sq.ft.± (contiguous) Second Floor: 1,095 up to 5,906 sq.ft.± (contiguous) Total Building Size: 26,117 sq.ft.±
NET LEASE RATE	Main Floor: \$30-\$35 psf Second Floor: \$25-\$27 psf
PROPERTY TAXES	\$27,605.00 (2020)
CONDO FEES	Starting from \$498.00/Month (2021)
AVAILABLE	Fall 2022
PARKING	Unit sale price includes 1 reserved surface parking stall Underground Stall: \$39,500/stall
SIGNAGE	Fascia
AMENITIES	Elevator
YEAR BUILT	2022
ZONING	CB1 (Low Intensity Business Zone)



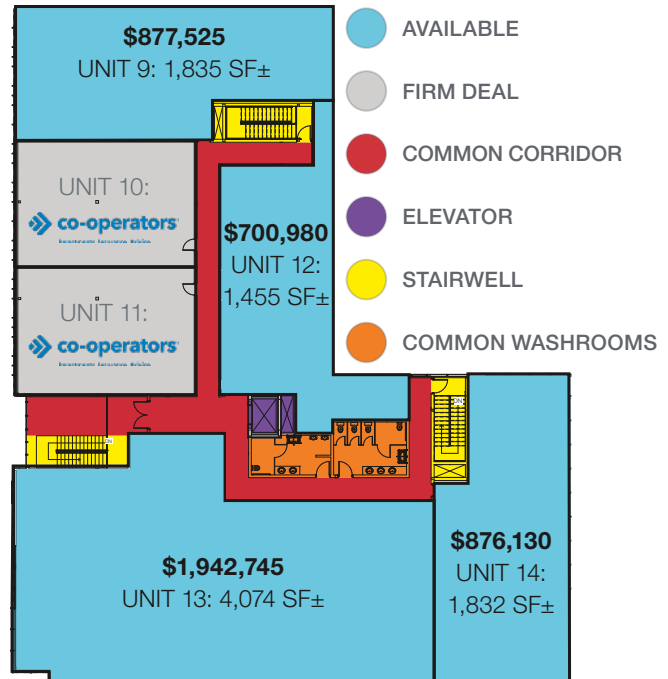
### MAIN FLOOR

TOTAL: 13,292 SF±



### SECOND FLOOR

TOTAL: 12,825 SF±



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**10957 - 124 STREET**  
EDMONTON, ALBERTA

FOR SALE/LEASE  
**124 WESTMOUNT**  
FREESTANDING RETAIL/OFFICE BUILDING



**14,800**

VEHICLES PER DAY  
ON 124 STREET NORTH  
OF 109A AVENUE



**199,125**

POPULATION  
IN AREA



**2.6%**

POPULATION  
GROWTH  
2020-2025



**158,848**

EMPLOYEES  
IN AREA



**9,105**

BUSINESSES  
IN AREA

BASED ON 5KM RADIUS - COSTAR DEMOGRAPHICS 2020 | VPD CITY OF EDMONTON 2018



IDEAL FOR:



RESTAURANT



MEDICAL USE



RETAIL STORE



COMMUTE TO  
HOSPITALS



10 MINS  
ROYAL ALEX



15 MINS  
UOFA



18 MINS  
MISERICORDIA

7094-A VC22

**NAI Commercial**

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