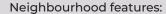
# **SOPER BUILDING**







FOR LEASE





10519 114 Street NW, Edmonton, AB 11330 105 Avenue NW, Edmonton













_	
Available Space:	10519 114 Street NW, 2,480 SF (+/-)
	11330 105 Avenue NW, 2,303 SF (+/-)
Legal:	Plan B4, Block 13, Lot 185/186/187
Zoning:	DC1
Parking:	Surface and Street
Possession:	Immediate
OP Costs:	\$9.33 / SF



### PROPERTY HIGHLIGHTS

- 2 Vacancies Left including 1 high exposure corner unit ideal for a café, local restaurant or brewery
- Potential for outdoor patio
- Excellent location just north of Unity Square Centre and MacEwan University
- Join other businesses including: BUKSA Conferences + Associations, Compound Cut Club, K POP, Bubble Tea, Lara Stone Services, Step Contractors



Erin Oatway
Partner / Associate

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#### Neighbourhood features:



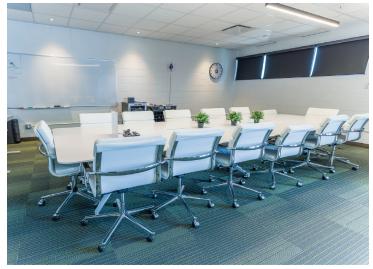








**Current Space** 



**Example of Build Out** 

Address:	10519 114 Street
Legal:	Plan B4, Block 13, Lot 185/186/187
Zoning:	DC1
Available Space:	2,480 SF (+/-)
Parking:	Surface and Street
Lease Rate:	\$18.00 / SF
OP Costs:	\$9.33 / SF
Utilities:	Tenant Responsible



Example of Build Out



Example of Build Out



- Shell Space with new RTU/AC
- New 10 x 10 Overhead Door
- New 100 amp electrical panel
- Ideal for showroom/retail, professional office and medical services



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#### 114 STREET





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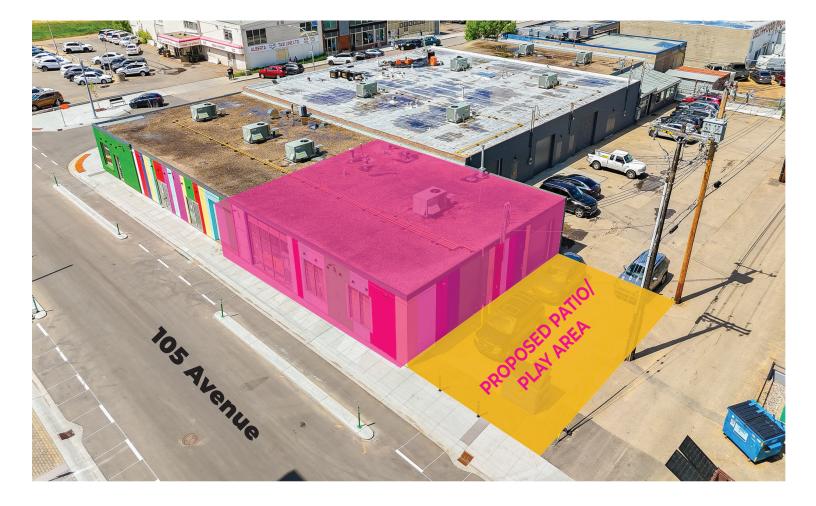
#### Neighbourhood features:











Address:	11330 105 AVENUE NW
Legal:	Plan B4, Block 13, Lot 185/186/187
Zoning:	DC1
Available Space:	2,303 SF (+/-)
Parking:	Surface and Street
Lease Rate:	\$20.00/SF
OP Cost:	\$9.33 / SF
Utilities:	Tenant Responsible



- Partially Builtout for Cafe/Coffee roaster
- 2 Barrier Free Washrooms
- Potential Outdoor Patio/ Outdoor Play Area
- New 100 amp electrical panel
- Ideal for Cafe/roaster, restaurant, pub, brewery or daycare.



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Jeannine Wilson











## **QUEEN MARY PARK**

- Proximity to Amenities: Queen Mary Park is close to the downtown core, providing easy access to numerous amenities, including retail shops, restaurants, and entertainment venues.
- Residential Mix: The area has a diverse demographic including a significant proportion of students and young professionals.
- Transportation: The neighborhood boasts excellent public transit links, with several bus routes and close proximity to major roads, making it easy to commute throughout the city.



POPULATION\* **8,311** 



AVERAGE HOUSEHOLD INCOME **\$69,885** 



DAYTIME POPULATION **Around 10,000** 



Median Age **33.7** 



MACEWAN UNIVERSITY STUDENT ENROLLMENTS





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