



Main Floor Retail & Second Floor Office Space for Lease

Property Highlights

- Central location with proximity to the Financial Core, Government District and Ice District.
- Beautiful building design with recently completed exterior improvements
- Great Exposure with Signage Opportunities
- Turnkey Packages Available



Click to view virtual tour
[Sylbert 1](#) [Sylbert 2](#)

Ideal Uses for Main Floor:

-  FLOWER SHOP
-  FOOD USES
-  RETAIL SALES

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Municipal Address: 10130 & 10132 105 Street, Edmonton, AB

Legal Description: Lot 192 & 191, Block 5, Plan B2

Zoning: Urban Warehouse (UW)

Parking Area: 1 Stall per 1,000 SF

10130 105 Street

Available: 1,480 SF

Asking Rate: \$22.00 per SF

Operating Costs: \$12.89 per SF

Parking: 1 surface stall

Signage: Fascia

10132 105 Street

Available: Unit 202 - 1,567 SF
Unit 204 - 812 SF

Asking Rate: \$12.00 - \$14.00 per SF

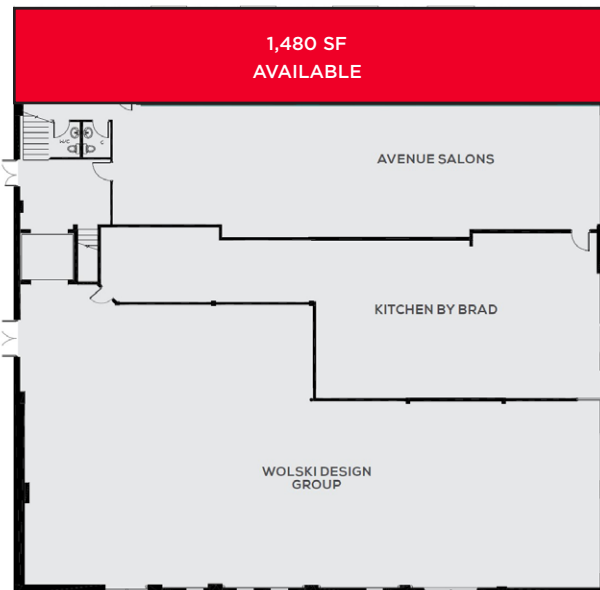
Operating Costs: \$12.89 per SF

Parking: \$145 per month (surface stall)

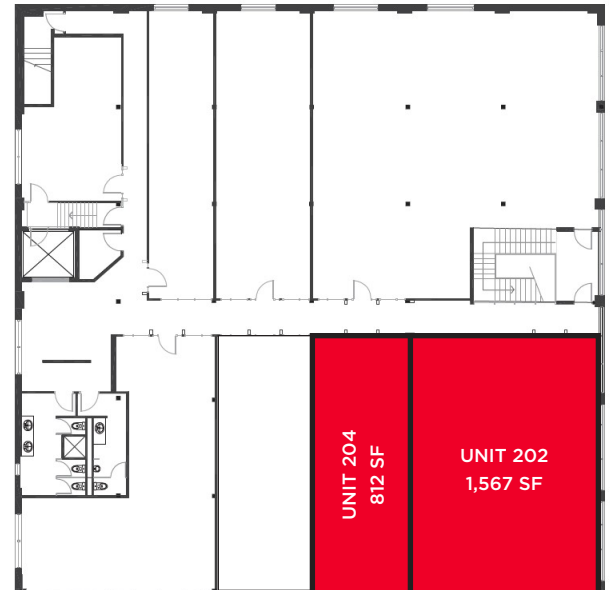
Property Photos



Main Floor Plan



Second Floor Plan



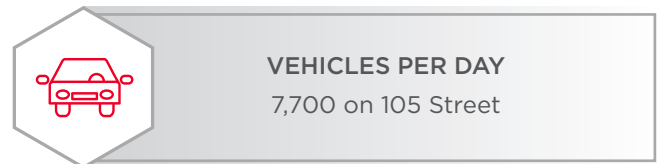
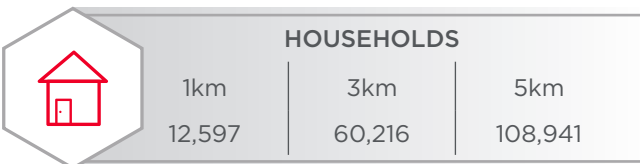
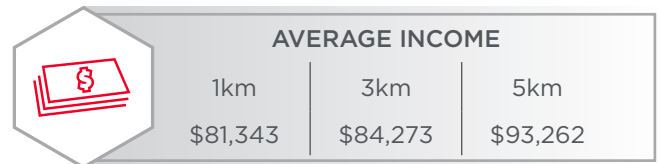
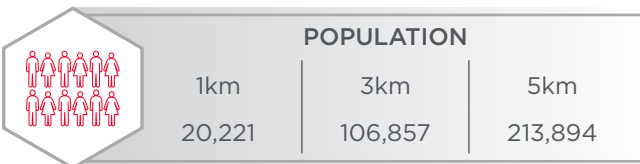
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Aerial



Demographics



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