

JOIN EVOLVE
STRENGTH



PROPERTY HIGHLIGHTS

124 STREET RETAIL SPACE

12328-102 AVENUE, EDMONTON, AB

FOR SUBLEASE

- 1,500 SQ.FT (+/-) OF HIGH EXPOSURE RETAIL SPACE LOCATED IN SIDE EVOLVE STRENGTH - A NEW HEALTH AND FITNESS FACILITY
- LOCATED ON THE CORNER OF 124 STREET AND 102 AVENUE
- WITHIN WALKING DISTANCE TO MAJOR RETAILERS SUCH AS: STARBUCKS, THE WINE CELLAR, LUX BEAUTY BOUTIQUE, URBAN DINER AND HIGH STREET
- THE MACLAREN DEVELOPMENT IS ACROSS THE STREET CONSISTING OF 27 STOREYS AND 240 RENTAL PURPOSE UNITS
- TRAFFIC COUNT: 13,100 VEHICLES PER DAY ALONG 124 STREET
- POSITIONED ON MAJOR TRANSIT ROUTES WITH HIGH FOOT TRAFFIC
- LOCAL POPULATION OF 85,106 (3 KMS) WITH AN AVERAGE HOUSEHOLD INCOME OF \$87,694

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ABOUT EVOLVE STRENGTH

Evolve Strength, a health, wellness and fitness facility designed to house chiropractors, massage therapists, dietitians and other health and wellness practitioners. Various other complimentary Tenants include Brazilian jiu-jitsu, Physiotherapy, Personal Trainers and a state of the art gym featuring Olympic and power weightlifting equipment. Evolve Strength encompasses a fully diverse health care team to meet all of your health and wellness needs.

In the Summer of 2019 Edgar Developments will be completing the MacLaren complex across the street. The MacLaren will consist of a 27-storey tower atop commercial space promoting a modern, urban lifestyle in Edmonton's downtown core.



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 12328-124 Street, Edmonton, AB

LEGAL ADDRESS: Block 161, Plan 0522812

SIZE: 1,500 Sq.Ft (+/-)

ZONING: CB1 (Low Intensity Business Zone)

PARKING: Ample street and paid parking

POSSESSION: Immediate

OP.COSTS: TBC

LEASE RATE: Market

MORE INFORMATION

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