



## PROPERTY HIGHLIGHTS

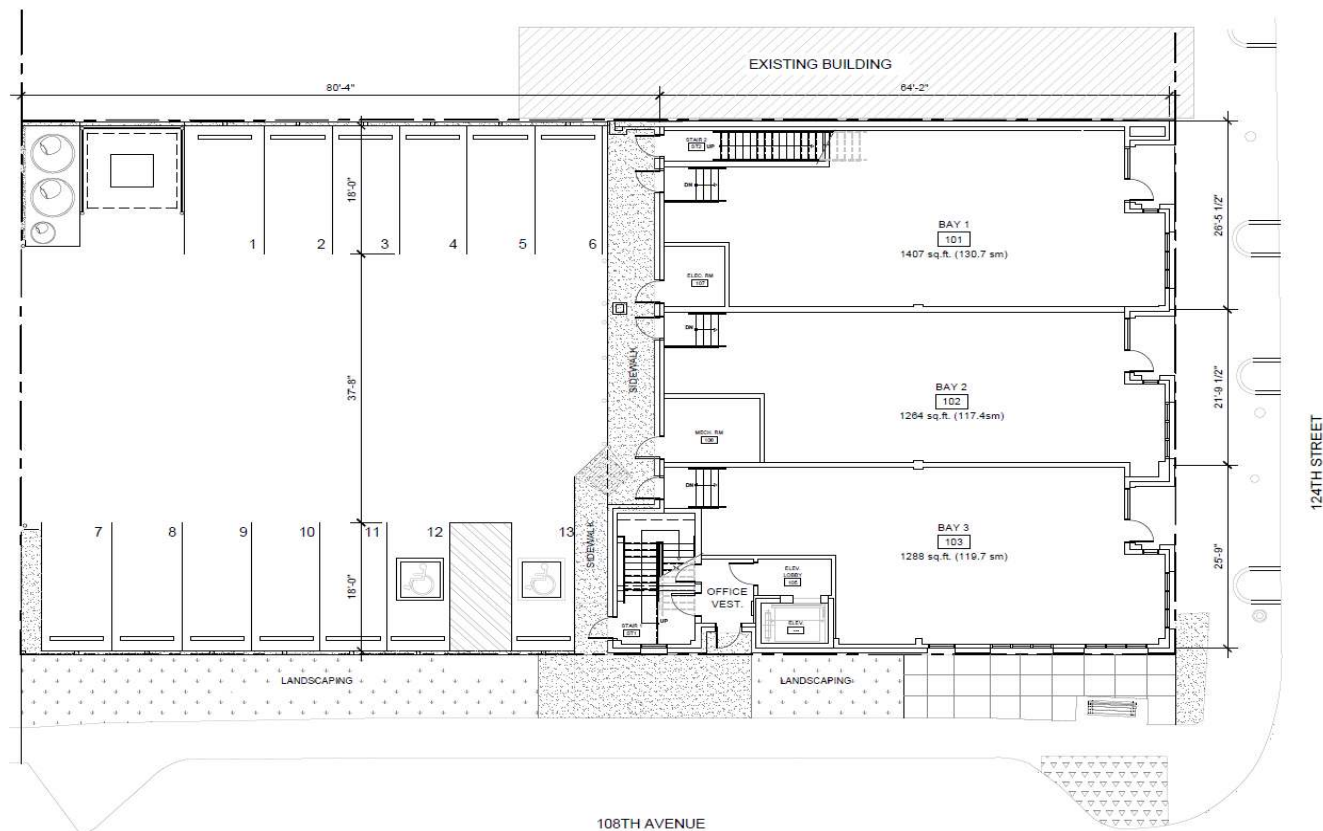
### THE GRAND NEW BUILDING/HISTORIC CHARM

CORNER OF 124 STREET AND 108 AVENUE  
EDMONTON, AB

- MAIN FLOOR RETAIL
- SECOND AND THIRD FLOOR PROFESSIONAL/MEDICAL OFFICE SPACES
- ELEVATOR ACCESS
- RETAIL FROM 1,264 SQ.FT TO 1,407 SQ.FT (+/-)
- OFFICES FROM 741 SQ.FT TO 1,135 SQ.FT (+/-)
- HIGHLY DESIRABLE 124 STREET SURROUNDED BY MANY AMENITIES

# FOR LEASE

## THE GRAND NEW BUILDING/HISTORIC CHARM



## MAIN FLOOR

### 1ST FLOOR RETAIL SPACES:

**Bay 1:** 1,407 Sq.Ft (+/-) actual

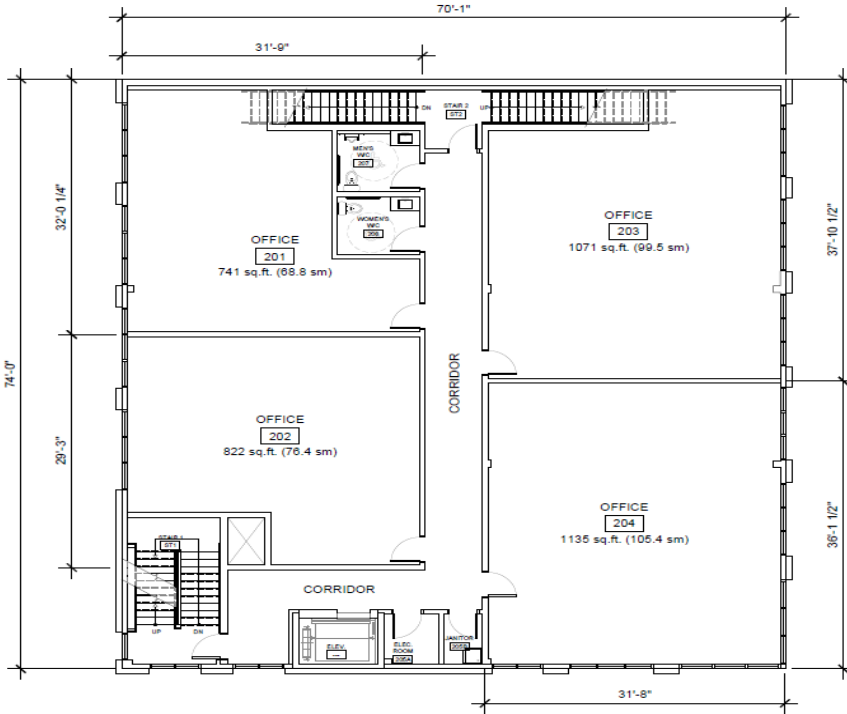
**Bay 2:** 1,264 Sq.Ft (+/-) actual

**Bay 3:** 1,288 Sq.Ft (+/-) actual; (corner unit)

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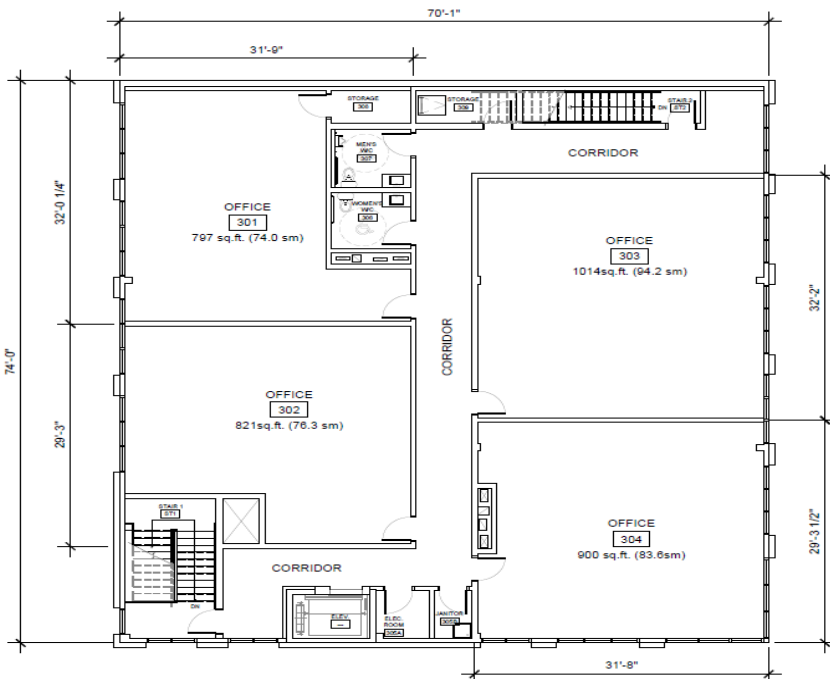


## SECOND FLOOR

### 2ND FLOOR OFFICE SPACES\*:

- 201:** 741 Sq.Ft (+/-) actual
- 202:** 822 Sq.Ft (+/-) actual
- 203:** 1,071 Sq.Ft (+/-) actual; (facing 124 St)
- 204:** 1,135 Sq.Ft (+/-) actual; (facing 124 St)

\*Spaces could be combined.



## THIRD FLOOR

### 3RD FLOOR OFFICE SPACES\*:

- 301:** 787 Sq.Ft (+/-) actual
- 302:** 821 Sq.Ft (+/-) actual
- 303:** 1,014 Sq.Ft (+/-) actual; (facing 124 St)
- 304:** 900 Sq.Ft (+/-) actual; (facing 124 St)

\*Spaces could be combined.



# FOR LEASE

## THE GRAND

### NEW BUILDING/HISTORIC CHARM

#### PROPERTY HIGHLIGHTS

**MUNICIPAL ADDRESS:** Main Floor Retail: 10802/04/06-124 Street, Edmonton, AB  
Second Floor Office: 12408-108 Avenue, Edmonton, AB

**NEIGHBORHOOD:** Westmount

**ZONING:** CB1 (Low Intensity Business Zone)

**POSSESSION:** Ready for Tenant Improvements May, 2019

**OP COSTS:** (Estimated for 2019)

Main Floor: \$9.00 plus all utilities

Office Floors: \$12.00 including all utilities; common area, janitorial and elevator maintenance

**TENANT ALLOWANCE:** To be negotiated

**LEASE RATE:** Main Floor: Starting from \$32.00-\$35.00 triple net

Second Floor: Starting from \$14.00-\$15.00 triple net

#### MORE INFORMATION

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THE GRAND

#### THE NEIGHBOURHOOD

The 124 Street area is one of Edmonton's most vibrant shopping and socializing districts, with more than 100 local independent restaurants, coffee shops, art galleries, fashion boutiques, home décor stores and other premium personal and professional services. With a surrounding population (3 km radius) of approximately 83,000 averaging about 38 years old, an average household income of \$87,700, over 45,000 households and a traffic count of approximately 13,100 vehicles per day, The Grand offers an opportunity to work in a growing and diverse community.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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