

10957 - 124<sup>TH</sup> STREET | EDMONTON | ALBERTA

# NEW RETAIL & OFFICE DEVELOPMENT

SALE/LEASE

POSSESSION Fall 2020

# 124 WESTMOUNT



NEW MIXED-USE DEVELOPMENT

CLOSE TO DOWNTOWN

UNDERGROUND HEATED PARKADE

MAIN & SECOND FLOOR SPACE

EASILY ACCESSIBLE

AMPLE SURFACE PARKING

ALONG 124TH STREET

NEAR PUBLIC TRANSPORTATION

ELEVATOR ACCESS

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Construction Professionals

CBRE

# 124 WESTMOUNT

10957 - 124<sup>TH</sup> STREET | EDMONTON | ALBERTA





## THE OPPORTUNITY

Located along Edmonton's most vibrant and prosperous main street shopping districts, 124 Westmount will offer mixed-used office and retail space, providing an excellent opportunity to join the city's finest local independent restaurants, art galleries, boutiques and premium services.

At the corner of 124 Street and 109A Avenue, 124 Westmount is located close to the highly desirable neighborhoods of Glenora, Groat Estates, Westmount and Oliver.

The project is expected to be ready for tenant fixturing by fall of 2020.

## AREA DEMOGRAPHICS

|   |                           |                         |
|---|---------------------------|-------------------------|
|  | TOTAL POPULATION          | 203,672                 |
|  | 2022 PROJECTED POPULATION | 219,308 (7.7% increase) |
|  | AVERAGE INCOME            | \$84,842                |
|  | DAYTIME POPULATION        | 324,488                 |

## MAIN FLOOR RETAIL

### AVAILABLE AREA JUNE 2020 POSSESSION

|          |          |
|----------|----------|
| 1,211 SF | 1,274 SF |
| 1,363 SF | 1,453 SF |
| 1,547 SF | 1,612 SF |
| 2,278 SF |          |

up to ± 12,205 SF contiguous

## FOR LEASE

### LEASE RATE

Market

### ADDITIONAL RENT

\$14.00 (est.)

### PARKING

3 Stalls / 1,000 SF

Underground stalls at market rates



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# SECOND FLOOR OFFICE

**AVAILABLE AREA**  
JUNE 2020 POSSESSION

1,721 SF  
5,029 SF  
6,862 SF

up to ± 13,612 contiguous  
demisable options available

## FOR LEASE

**LEASE RATE**  
\$26.00 - \$28.00 per SF

**ADDITIONAL RENT**  
\$14.00 (est.)

**PARKING**  
3 Surface Stalls / 1,000 SF  
Underground parking available  
(at market rates)

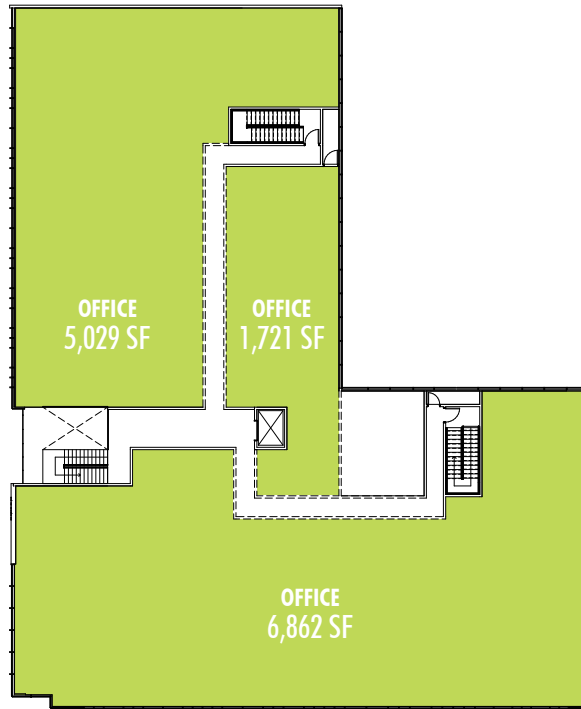
## FOR SALE

**LIST PRICE**  
\$400.00 - \$425.00 per SF

**CONDO FEES**  
TBD

**PARKING**  
Underground stalls available for  
purchase at \$40,000/stall

### SECOND FLOOR OFFICE



### MAIN FLOOR RETAIL



# 124 WESTMOUNT

## CONTACT US

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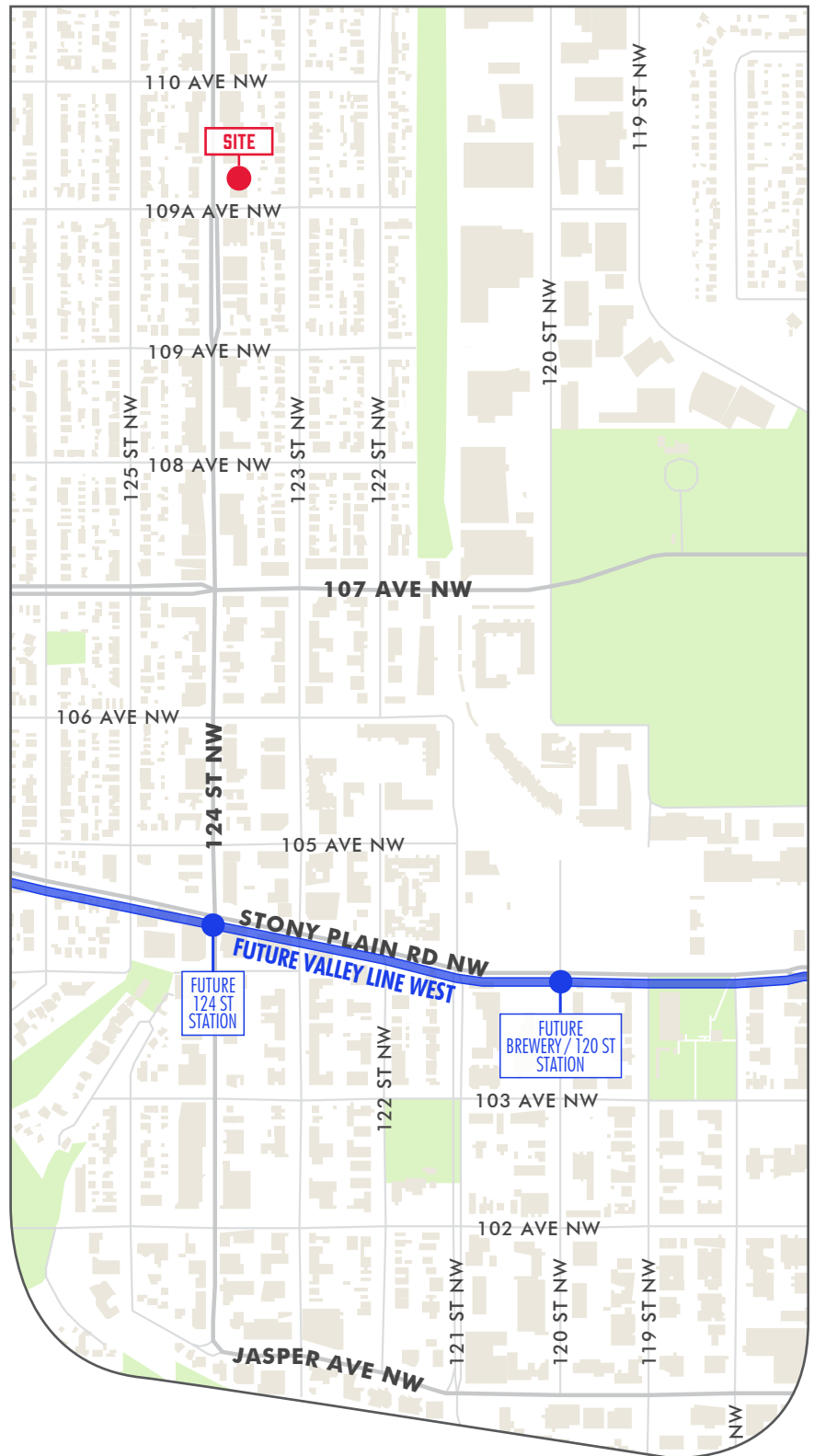
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