

FOR LEASE

Main Floor Units



10389 107 Street NW, Edmonton, Alberta

RE/MAX Excellence Commercial Division is pleased to present a modern mixed-use commercial development offering main-floor units in a high-density, revitalizing neighbourhood just north of Downtown Edmonton.

Modern designed mixed - use commercial development in high density neighbourhood has main floor commercial units available for lease. This mixed-use development is located at the corner of 109 avenue and 107 Street and, just across a city park and walking distance to Schools, Kingsway Mall, Grant MacEwan University, NAIT, Royal Alexandra Hospital, Bus stop(s) and LRT Stations.

The neighbourhood is immediate north to Downtown and experiencing intense revitalization with multiple high density residential permits issued recently. There is ample surface parking available for commercial Tenants and, additional parking on the city street. Residential tenants shall have underground parking available for their use.

Municipal Address	10389 107 St NW Edmonton, AB
Zoning	RMU 16
Unit Sizes	957 SF ± to 4000 SF ±
Base Rent	Market
CAM	\$7.00 Per Square Foot (Property Taxes TBD)
Parking	23 surface parking spots (1:4)
Possession	Spring/Summer 2027



RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

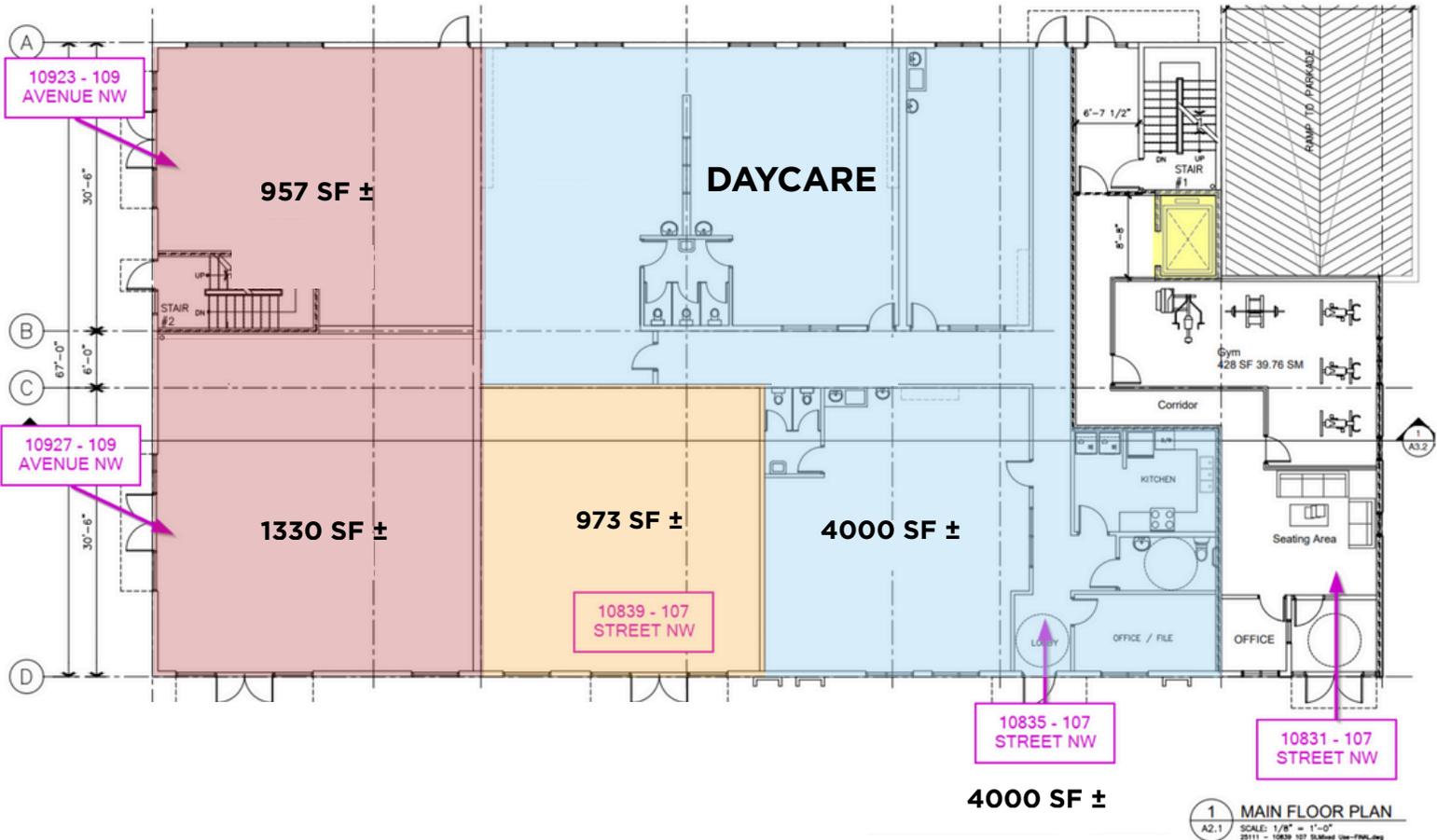
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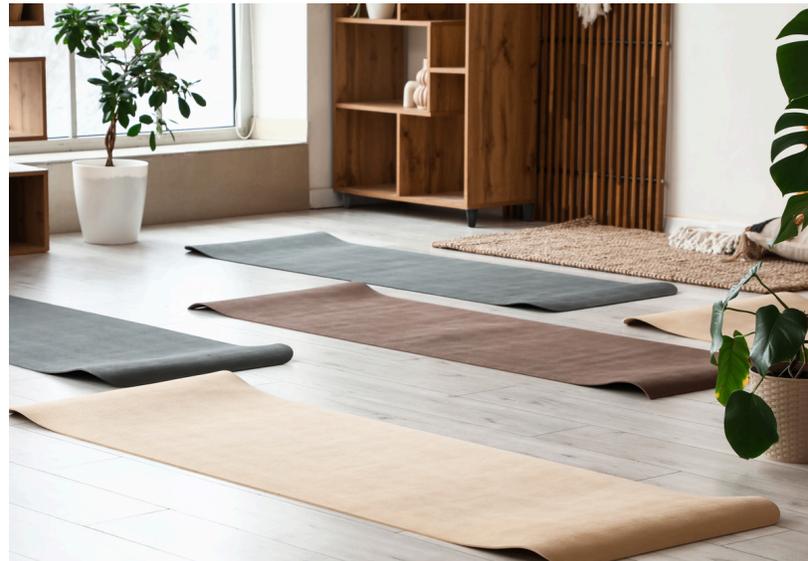


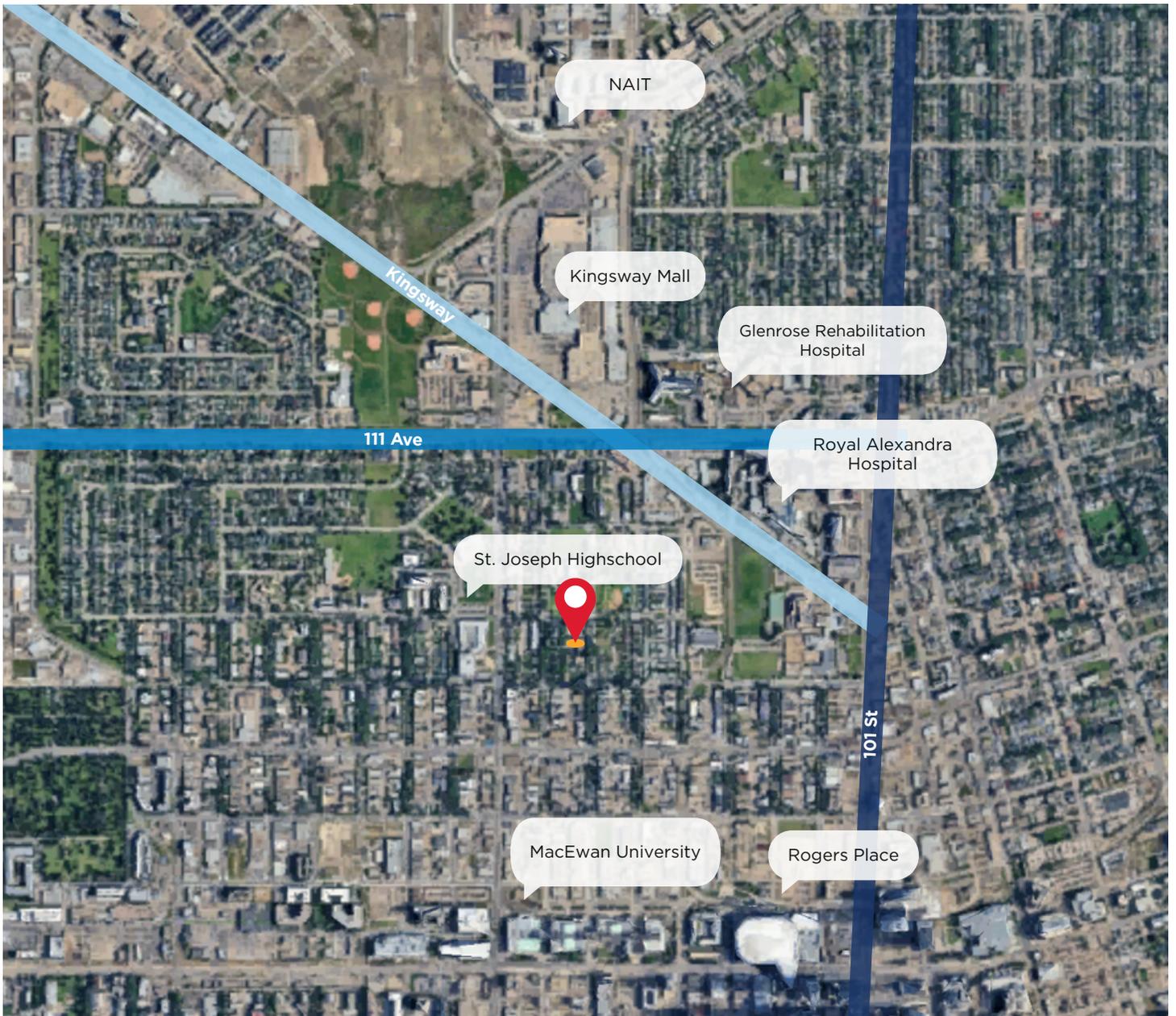
FLOOR PLAN



DESIRED USAGES

- Medical and Pharmacy
- Dentist
- Physio therapist
- Massage
- Day care
- Coffee Shop
- Convenience Store
- Learning Centre
- Yoga Studio
- Fitness Studio
- Personal Services (Nail Salon, Hair Salon etc.)





CONTACT:

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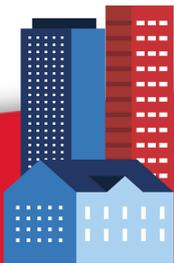
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