

**AVISON
YOUNG**

RETAIL & OFFICE FOR LEASE



**HIGH PROFILE OPPORTUNITY
BLOCKS FROM ICE DISTRICT**

**MACKENZIE BUILDING | 10147 - 104 STREET
EDMONTON, AB**

Partnership. Performance.

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Property Highlights

- 2,500 sf of main floor, and 6,000 sf of second floor space available immediately on Edmonton's iconic 104th Street Promenade
- Located 2 blocks away from the ICE District, Edmonton's new entertainment hub
- Daytime population of 108,941 people within walking distance of the site
- Close proximity to Bay/Enterprise Square LRT station
- Underground parking and ample street parking in the area

Property Details

Area Available:

Main: 2,500 sf
Second: 6,000 sf (approximate)

Zoning:

HA (Heritage Area Zone)

Rental Rate:

Negotiable

Operating Costs:

\$12.00 psf (2017 estimate)

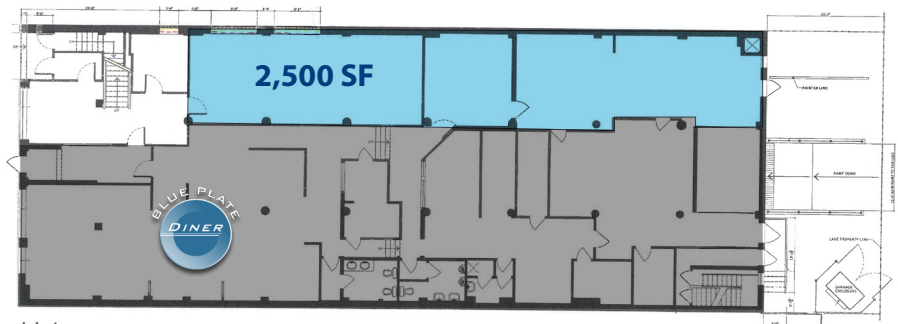
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October 1, 2017

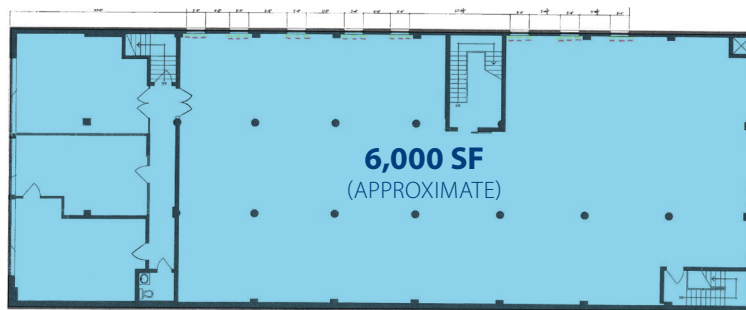
Parking:

12 underground stalls at market rates

Floor Plans



Main



Second *not exactly as shown

Location Map



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