



Downtown
High Exposure
Retail,
Daycare,
or Restaurant
Space
Available

[VIEW ONLINE](#)

QUARTERS DOWNTOWN FOR LEASE | 9665 101A Ave, Edmonton, AB

Located just across the street from Canada Place, in The Quarters redevelopment zone in downtown Edmonton, this leasing opportunity is perfect for a restaurant, daycare, or retail space. This 4,000 sq. ft. space is currently demised as a 2,250 sq. ft. shell unit and a 1,750 sq. ft. finished unit. With custom build options, a turnkey space, large patio area, and high ceilings, the possibilities for a thriving business are limitless.

Features include:

- Shell space 2,250 sq. ft. ready for improvements
- Finished 1,750 sq. ft. south unit
- Large 600 sq. ft. outdoor patio option
- High brick ceilings
- High traffic area
- Wheelchair accessible
- Secure key fob building access

LEGAL DESCRIPTION

Lot 25 & 26, Block 2, Plan ND

ZONING

DC1 - Direct Development Control Provision

SQUARE FOOTAGE

4,148 sq. ft. single-storey commercial building on 602.392 m2 lot.

OCCUPANCY

Immediate

NET BASE RENT

\$20/sf

OPERATING COSTS

\$11.35/sf

JAFFER

THE QUARTERS

The City of Edmonton is investing \$56 million in revitalizing The Quarters, an area in the eastern part of downtown Edmonton, right on Jasper Avenue. Upcoming developments include commercial, retail, hospitality, residential, and public spaces. Only a short distance from the central business and arts districts, the River Valley, and several world-class restaurants, the traffic in this area is expected to increase dramatically as development progresses over the coming years.

LOCATION & AMENTIES

Located just off Jasper Avenue and right across the street from one of the busiest government buildings in Edmonton, this space is highly visible and accessible from street level. With the right layout and presentation, the front patio option is sure to catch the attention of passersby. Contact us today to explore the possibilities for turning your business into a cornerstone of this exciting redevelopment. To learn more about active projects in The Quarters and get more information on the area, visit [About The Quarters Downtown](#) on the City of Edmonton Website.



Development Opportunity
Early opportunity in burgeoning Quarters zone



Parking
Paid underground, street, and surface lots.



Transit
Easy access to public transit with multiple LRT lines



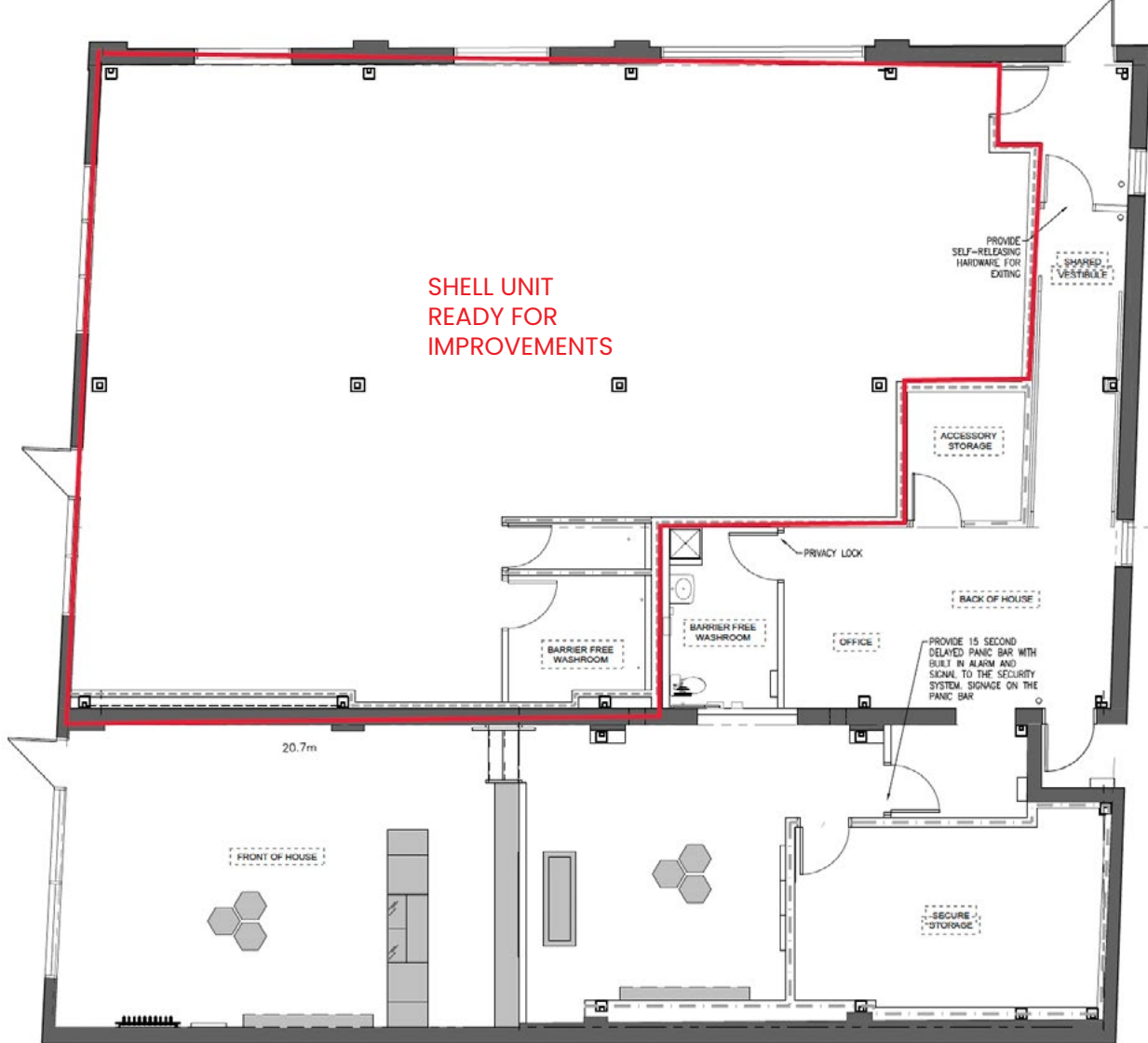
Exposure
19,700 average weekly traffic





Southern Unit Store Front

Back Storage Area



Floor Plan

FOR LEASE | 9665 101A Ave. Edmonton, AB



CONTACT US

ALIM N. SOMJI

VICE-PRESIDENT

O: 780.429.1255 x207

C: 780.907.3973

alim.somji@jafferinc.com

CHU JIANG

REALTOR®

O: 780.429.1255 x225

C: 780.885.6050

chu.jiang@jafferinc.com

JAFFERGROUP.COM

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ACCELERATORS.**

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REALTY

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