



FEATURES

- UNIT #101: 650 SF
- POTENTIAL USERS COULD INCLUDE: CAFE, BAKERY, SUB/SANDWICH SHOP OR QSR
- OUTDOOR PATIO SPACE AVAILABLE FOR TENANT USE FREE OF CHARGE
- TWO ASSIGNED PARKING STALLS AT MARKET RATES
- LOCATED ON THE MAIN LEVEL OF A BUSY RESIDENTIAL TOWER ON 10TH AVENUE

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PROPERTY INFORMATION: UNIT #101, 123 - 10 AVENUE SW

AVAILABLE IMMEDIATELY

NET RENT: MARKET

OP COSTS (2025 EST): \$11.00 PSF

TERM: 5-10 YEARS

TENANT ALLOWANCE - NEGOTIABLE

PARKING OPTIONS: 2 USER STALLS AVAILABLE AT MARKET RATES



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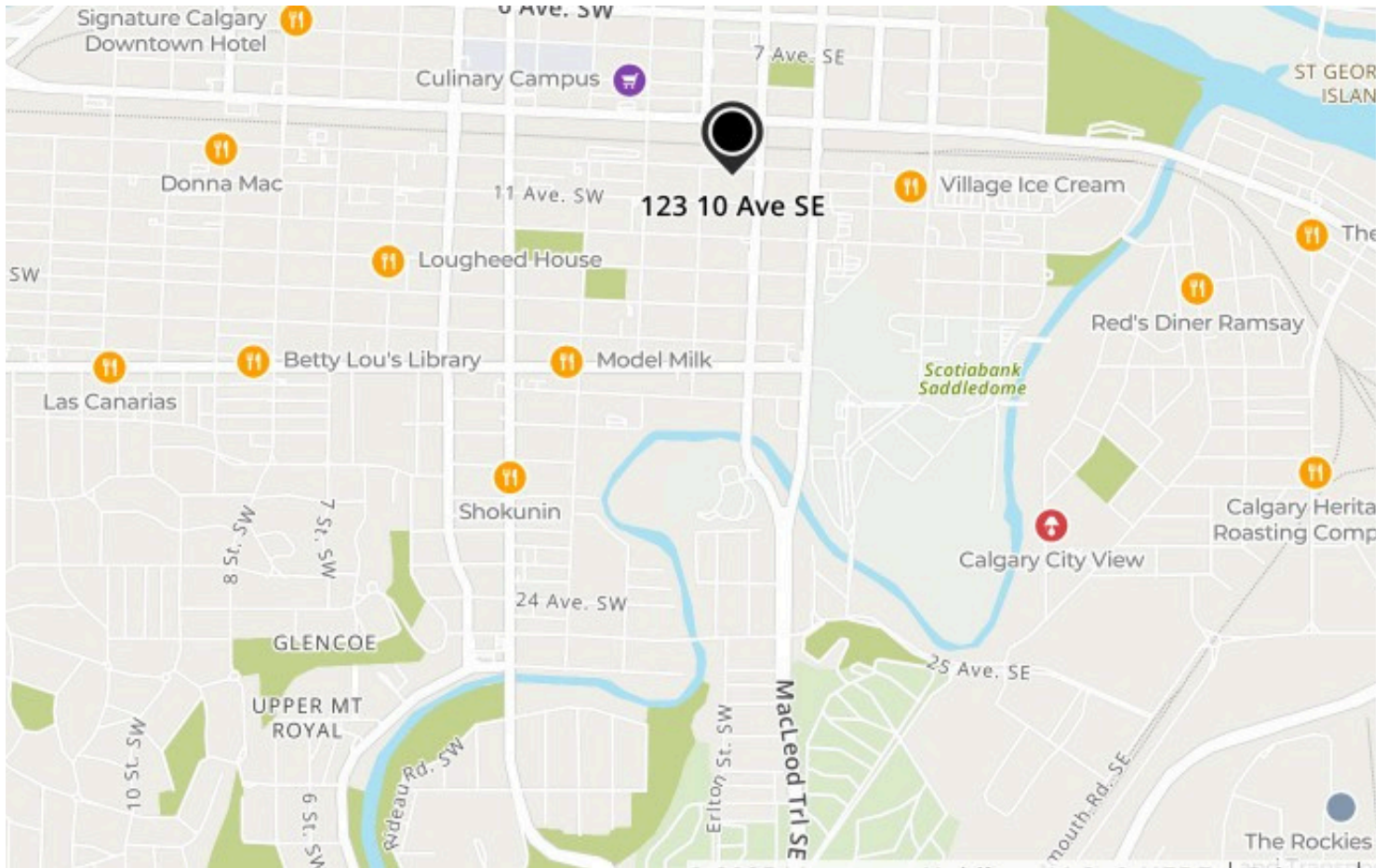
DEMOGRAPHICS:

Population 21,735 within 1 K%

Population growth to 2026 is expected to increase by 9.14%

Centrally located, with high traffic counts:

- 10th Avenue - 17,000 vehicles/day



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