



# HOLLAND PLAZA

UNIT #16 | 10930 - 119 ST. NW | EDMONTON | AB

**FOR LEASE**



**VIDEO MONITORED**



**FULLY RENOVATED SPACE**



**IDEALLY LOCATED**



## PROPERTY HIGHLIGHTS

- Move-in ready Liquor Store
- Entire property is video-monitored
- Centrally located with easy access to 111th Ave, 107th Ave, Downtown & Yellowhead
- Fully renovated, high-end liquor store

**76 GROUP CO.**

#203, 10941-120 ST NW  
Edmonton, AB, T5H 3R3

**780.705.8676**  
76GROUP.CA

## PROPERTY DETAILS

- **ADDRESS** 10930 - 119 Street NW, Edmonton, Alberta
- **SIZE** 3,238 sq. ft.
- **POSSESSION** Immediate
- **LEGAL** Lot C & West 1/2 of B; Block 19, Plan 3256W
- **ZONING** IB
- **PARKING** 46 heated indoor/100+ exterior stalls, plus additional free street parking
- **HEATING** HVAC

## FINANCIALS

**OPS COST** | Unit #1  
\$10.35 /sq. ft. including property taxes  
(2022 estimated)

**LEASE RATE**  
Starting at \$18.50  
- Net with \$0.50 Annual Escalation

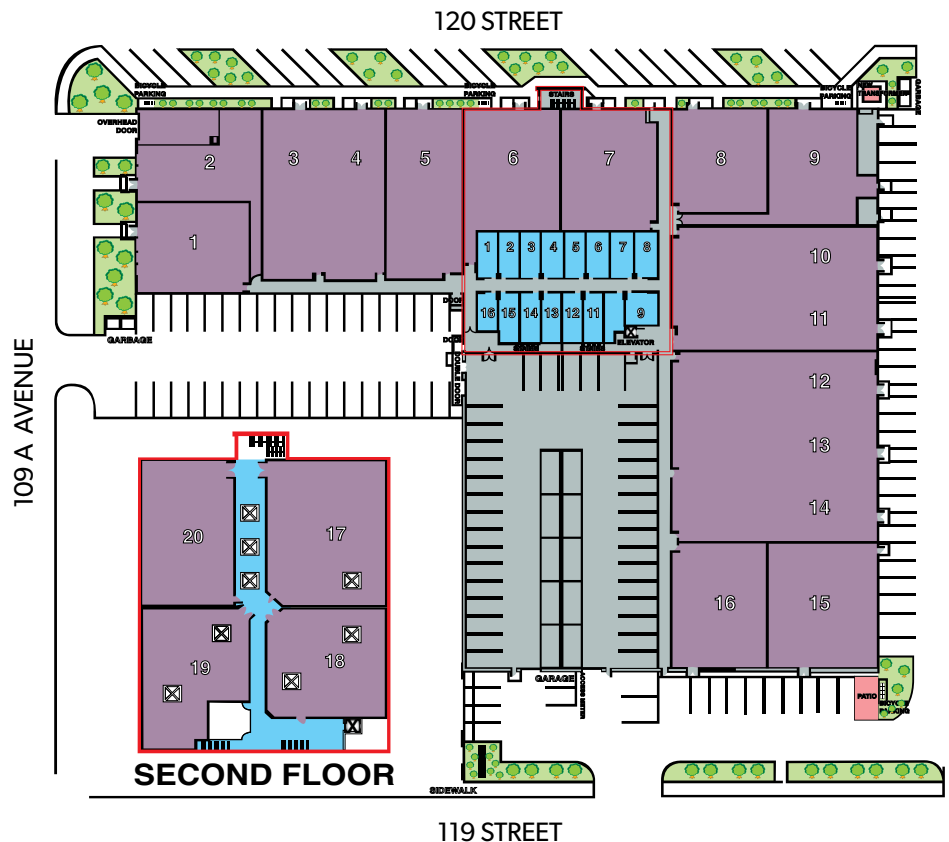
**LEASE TERM**  
5 Years

## IDEALLY SUITED FOR

- Local Entrepreneur looking for an amazing Turn-Key Liquor Store

## FLOOR PLAN

3,238 SQ. FT.



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## DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

## MAIN TRAFFIC EXPOSURE

- 107 AVENUE**  
Estimated 20,800 vehicles per day
- 111 AVENUE**  
Estimated 26,600 vehicles per day

## AERIAL VIEW



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