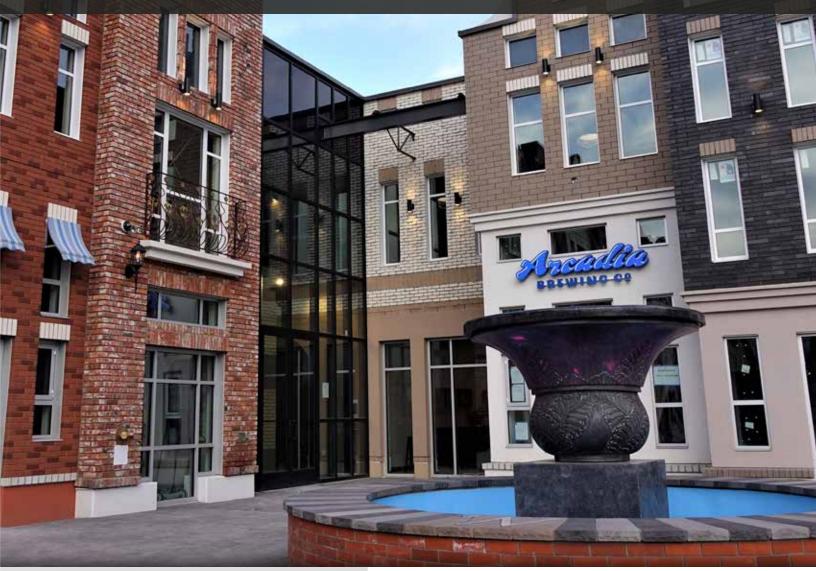


MANCHESTER SQUARE 120TH STREET & 107TH AVENUE EDMONTON | ALBERTA



RE-IMAGINE QUEEN MARY PARK





DYNAMIC & VIBRANT

This re-development totalling 57,000 sq.ft. located on the corner of 120 Street and 107 Avenue and just blocks from the bustling 124 Street shopping district and Brewery District, provides unique architecture and atmosphere. Bringing a touch of European grace to the area, this creatively designed building with distinct features will be home for up to 19 locally owned shops and businesses. An outdoor fountain, a 20 ft promenade for casual strolling while enjoying free Wi-Fi, a hidden indoor alleyway with artistic features that will let visitors feel like they are walking the streets of Europe, in addition to plenty of parking on a private lot, make Manchester Square an extremely attractive destination for your customers. Each unit will have an interconnected floor space providing flexibility and options for various uses.

RE-IMAGINE...

An Infusion of dynamic and vibrant energy to Queen Mary Park.





@76GROUPCO
@MANCHESTERYEG



@76GROUP



@76GROUPCO_ @MANCHESTER YEG Excellent visibility & exposure for the complex will be achieved with two architectural tower features.

Local businesses are encouraged to consider being part of this trendy, new community cornerstone location which will certainly be ideal for retail such as a bike of coffee shops.

Edmonton's biggest pedestrian and cyclist trail network is situated directly beside Manchester Square making it a prime location on the busiest corner in the area and a hub for those travelling by on their regular commute.

BUILDING FEATURES

- / Interconnected floor space
- / Commercial Zoning DC2
- / Parking availability
- / Prime central location
- / Tower signage
- / Pylon signage
- / Rough-ins provided (power, plumbing, gas, HVAC)
- / Electric car chargers
- / Free Wi-Fi for patrons
- / Music and monthly outdoor events

Operational Costs include:

/ Landscaping & Snow Removal / Insurance
/ Maintenance to the Building / Property Tax
/ Monthly Contracts with Trades / Wi-Fi (for patrons) & Music
/ Management & Administration / Marketing & Events

Total Operational Costs: Estimated \$12.00/sq. ft. for 2021

MANCHESTER SQUARE MAP

TOTAL OPERATIONAL COSTS

RATE

UNIT SIZE

Estimated \$12.00/sq. ft. for 2021

Starting at \$25.00 / sq. ft.

Starting at 2,766 sq. ft. up to 3,299 sq. ft.



107 Avenue

