



FOR LEASE

**2 BUILDINGS  
AVAILABLE FOR LEASE**

**7460-82 AVENUE,  
EDMONTON, AB**

**Brett Killips**  
Partner  
780 702 2948  
brett.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# PROPERTY HIGHLIGHTS

- High traffic corner seeing 26,900 VPD
- Wide variety of permitted uses
- Complimentary retail tenants in the area
- Available Immediately



# PROPERTY DETAILS

**Municipal Address:** 7460-82 Avenue, Edmonton, AB

**Legal Description:** Plan 7884AH, Block 28, Lot 15

**Zoning:** CSC - Shopping Centre Zone

**Neighbourhood:** Kenilworth

**Built:** 1967

**Parking Area:** Ample

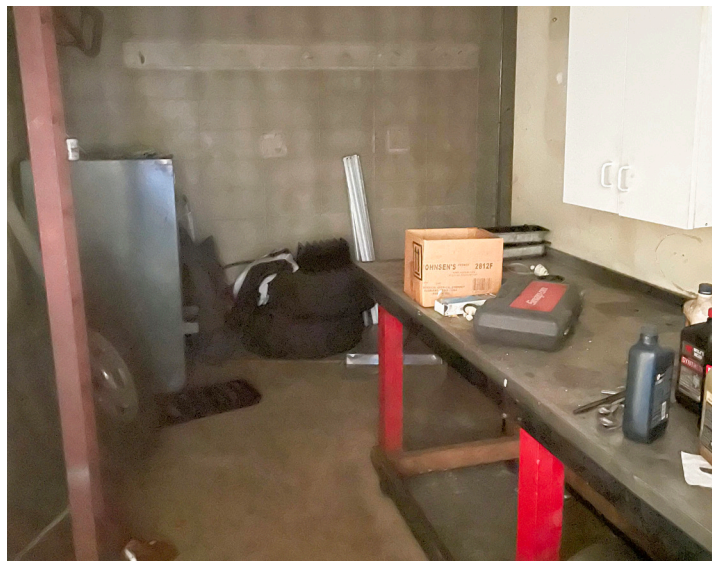
**Lot Area:** 16,000 SF

**Size:** Building #1: 2,940 SF  
Building #2: ±3,000 SF

**Available:** Immediately

**Lease Rate:** Contact Agent

# PROPERTY PHOTOS



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
8,217	48,382	131,620



## AVERAGE INCOME

1km	3km	5km
\$86,223	\$97,882	\$92,314



## HOUSEHOLDS

1km	3km	5km
3,801	21,405	61,393



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**Brett Killips**  
Partner  
780 702 2948  
brett.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com