

PENDING

**PROPERTY ENCOMPASSES TWO
VACANT BUILDINGS ON SITE**





2 BUILDINGS AVAILABLE
For Sale/Lease


Property Highlights

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

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

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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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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
Sale Price:	Contact Agent

Aerial



Property Photo

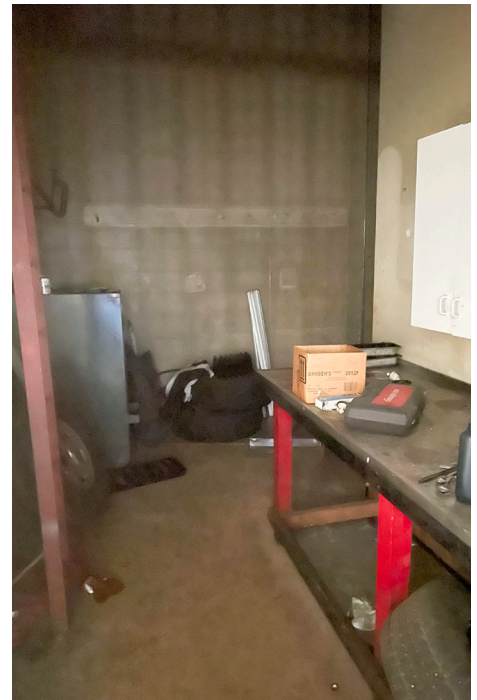


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Property Photos



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