



FOR LEASE

**2 BUILDINGS
AVAILABLE FOR LEASE**

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

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CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

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

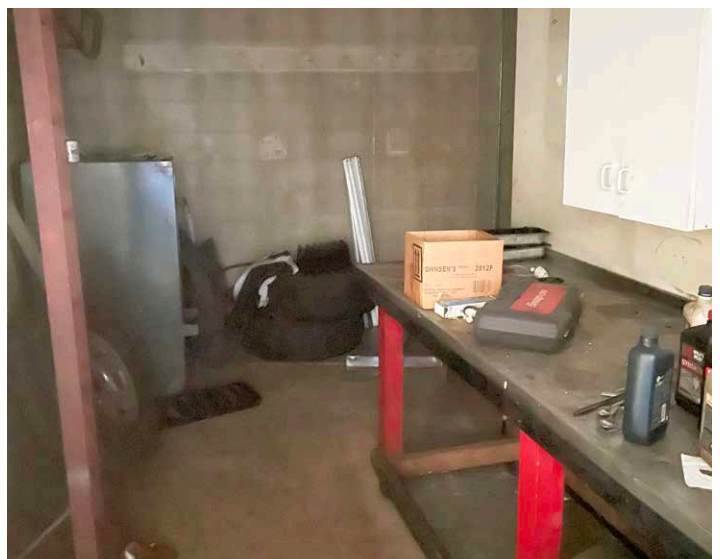
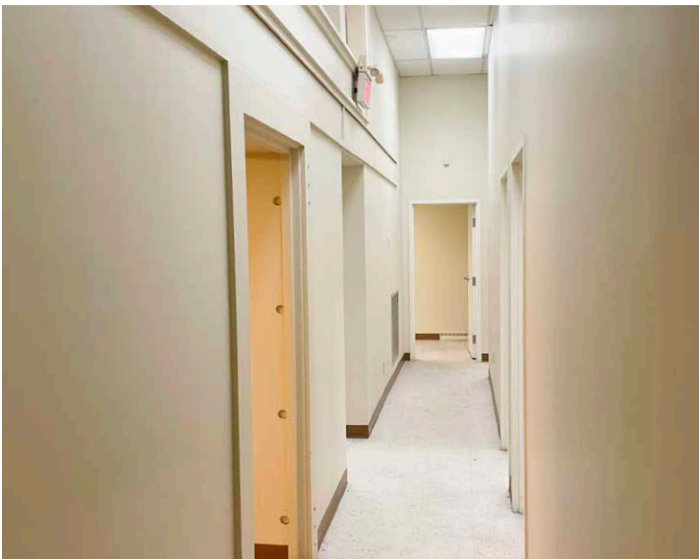


PROPERTY DETAILS

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



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