

FOR LEASE

2 BUILDINGS AVAILABLE FOR LEASE

# 7460-82 AVENUE, EDMONTON, AB

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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**



1km 8,217

**POPULATION** 3km

5km 48,382 131,620



**AVERAGE INCOME** 

1km \$86,223

3km \$97,882

5km \$92,314



**HOUSEHOLDS** 

1km 3,801

3km 21,405 5km

61,393





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