



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



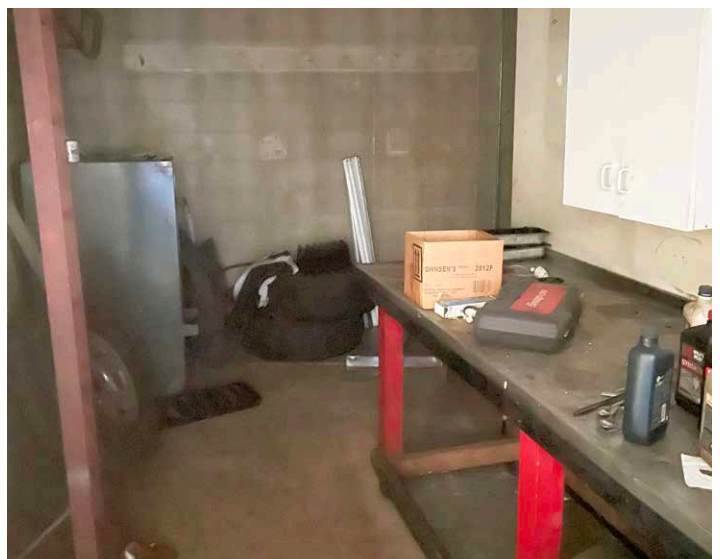
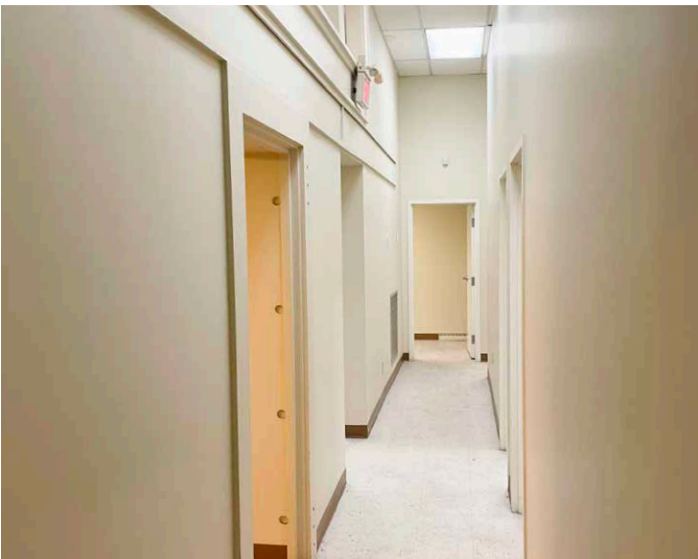
## PROPERTY DETAILS

<b>Municipal Address:</b>	7460-82 Avenue, Edmonton, AB
<b>Legal Description:</b>	Plan 7884AH, Block 28, Lot 15
<b>Zoning:</b>	CSC - Shopping Centre Zone
<b>Neighbourhood:</b>	Kenilworth
<b>Built:</b>	1967

<b>Parking Area:</b>	Ample
<b>Lot Area:</b>	16,000 SF
<b>Size:</b>	Building #1: 2,940 SF Building #2: ±3,000 SF
<b>Available:</b>	Immediately
<b>Lease Rate:</b>	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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