

FOR LEASE

# ALBANY MARKET SQUARE

167 Avenue & 127 Street,  
Edmonton, AB

ONE VACANCY REMAINING

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# PROPERTY HIGHLIGHTS

Newly developed Walmart anchored centre

Join Walmart, CIBC, RBC, McDonald's, CO-OP, Edo Japan, PetValu, Sally Beauty Supply, Rogers, Boston Pizza, Tim Hortons, Subway and Wing Snob

Immediate access to Anthony Henday Drive



## INTERIOR PHOTOS



## PROPERTY DETAILS

**BASIC RENT**  
Market

**ADDITIONAL RENT**  
\$17.58 per SF plus admin fee  
(5% of total rent)


**BUILDING SIZE**  
1,569 SF


**AVAILABILITY**  
Immediately  
(Former Veterinary Clinic with  
fixtures in place)


**ZONING**  
GC- General Commercial


# PROPERTY PHOTOS

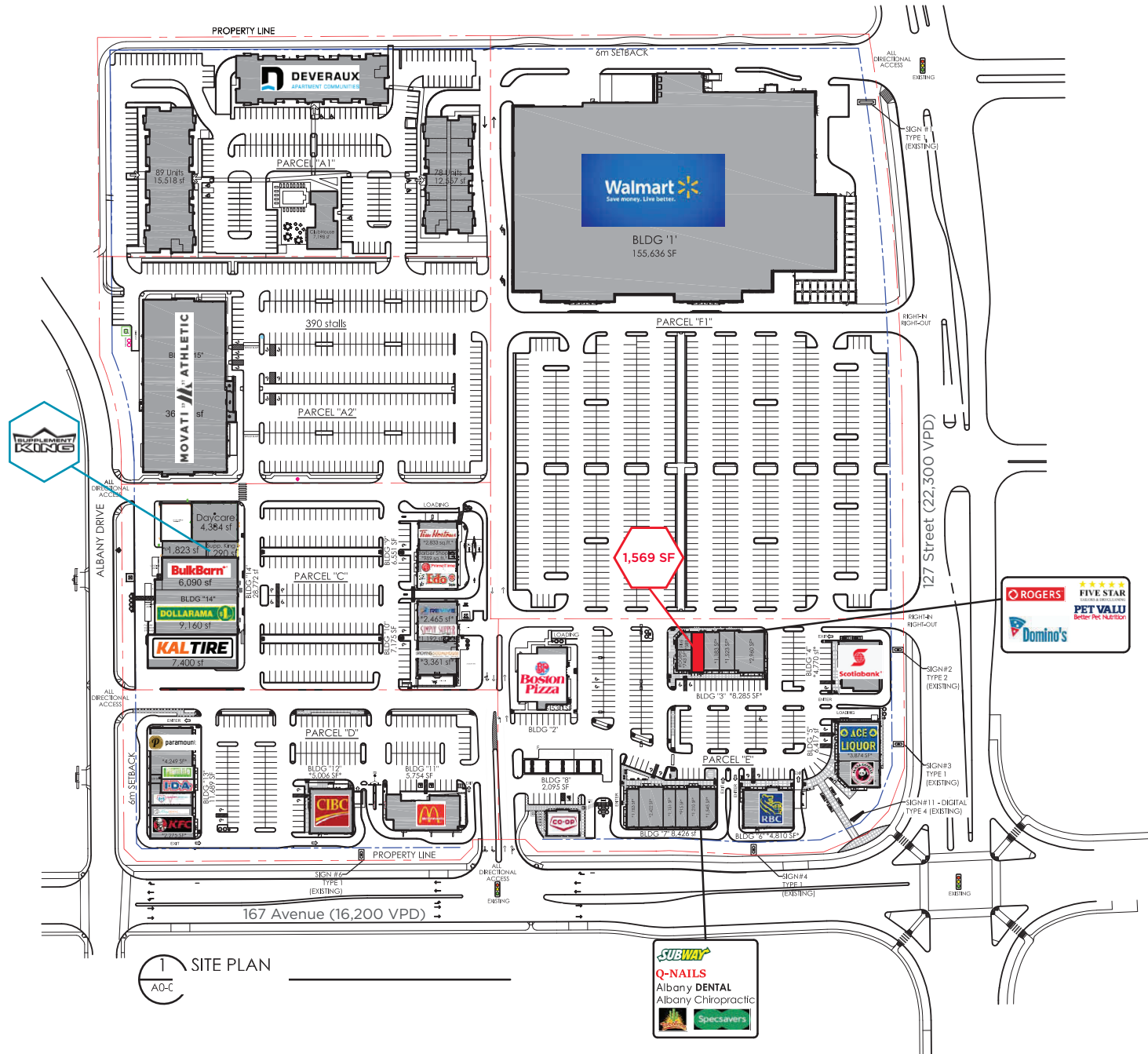


POPULATION	1km	3km	5km
	 9,356	63,501	145,484

HOUSEHOLDS	1km	3km	5km
	 3,053	22,110	50,256

AVERAGE INCOME	1km	3km	5km
	 \$110,863	\$106,619	\$110,162

VEHICLES PER DAY	VEHICLES PER DAY		
		22,300 on 127 Street	16,200 on 167 Avenue



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