

CANNABIS

FOR LEASE

CITY PLAZA

11250 82 Street NW,
Edmonton, AB

Cushman & Wakefield Edmonton

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PROPERTY OVERVIEW

On site retailers include Little Caesars, Express Mart, Connect Liquor, Touch of Thai Massage Therapy, Crown Cannabis, and Galaxy Medical Clinic/Pharmacy! Area retailers include Save On Foods, McDonalds, Subway, Panago Pizza, and many others!

Strategically located on the North West Corner of 112th Avenue & 82nd Street in close proximity to Coliseum

82nd Street sees approximately 18,000 vehicles per day and over 17,600 along 112th Avenue

High exposure signage opportunities available

CB1 Low Intensity Business Zoning allows for a large variety of uses

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 2021647, Block 9, Lot 6

ZONING

CB1 Low Intensity Business Zone

NEIGHBOURHOOD

Cromdale

POSSESSION

Available Immediately

LEASE RATE

Market

OPERATING COSTS

\$14.50 /SF (2024)

PROPERTY PHOTOS



PROPERTY PHOTO



112 AVENUE (18,705 VPD)



82 STREET (21,608 VPD)



DEMOGRAPHICS

POPULATION & HOUSEHOLD SUMMARY (3KM)

2021 Population (Census) 66,956

2024 Population Estimate 71,590

2027 Population Projection 76,534



AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of \$94,907



VEHICLES PER DAY

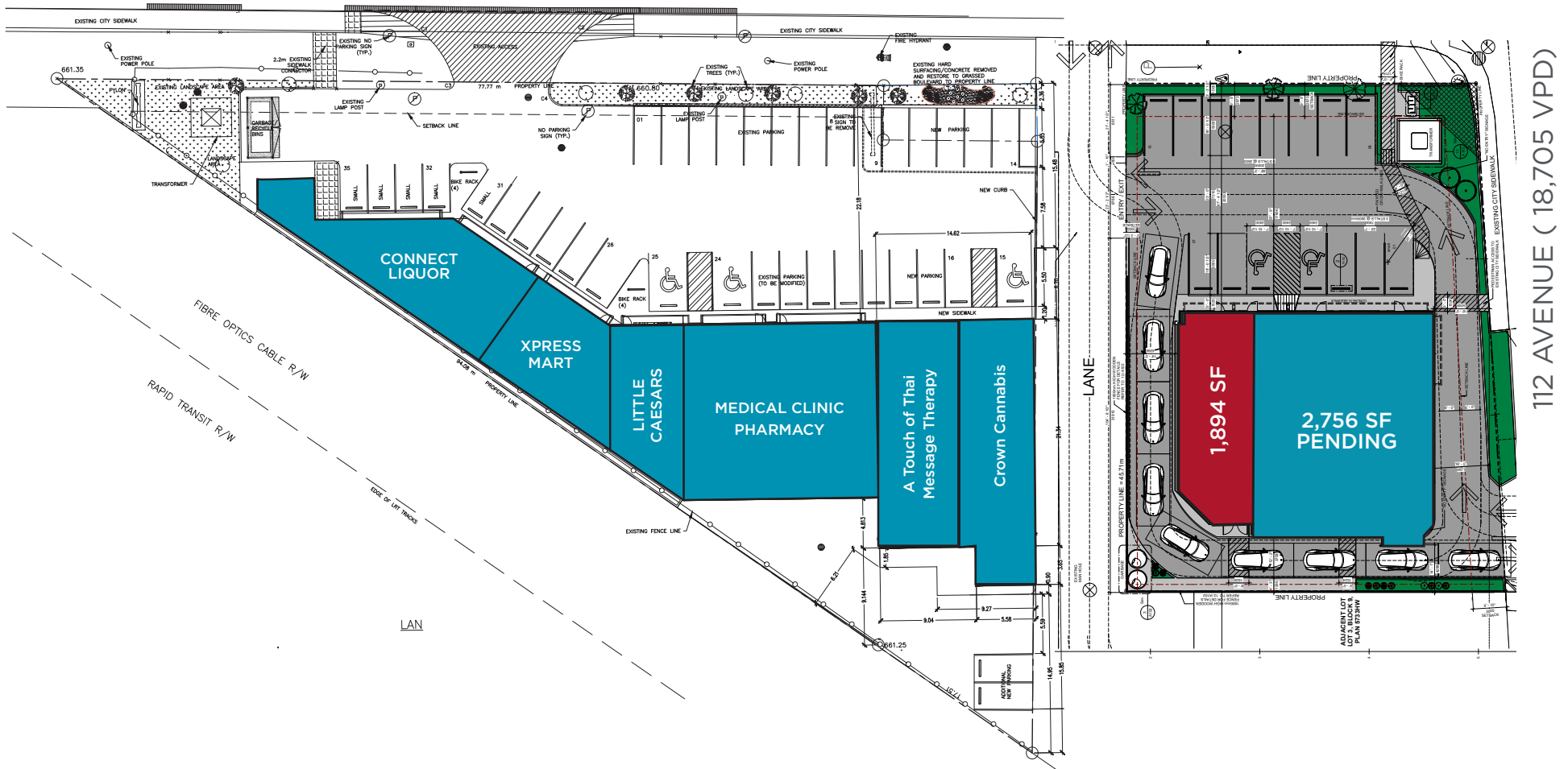
21,608 VPD on 82 Street

18,705 VPD on 112 Avenue



SITE PLAN

82 STREET (21,608 VPD)



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