

Cushman & Wakefield Edmonton

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PROPERTY OVERVIEW

On site retailers include Little Caesars, Express Mart, Connect Liquor 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

CB1 Low Intensity Business Zone

NEIGHBOURHOOD

Cromdale

POSSESSION

Available Immediately

LEASE RATE

Market

OPERATING COSTS \$14.50 /SF (2024)











DEMOGRAPHICS

POPULATION & HOUSEHOLD SUMMARY (3KM) 2021 Population (Census) 66,378 2023 Population Estimate 71,353 2024 Population Projection 77,080

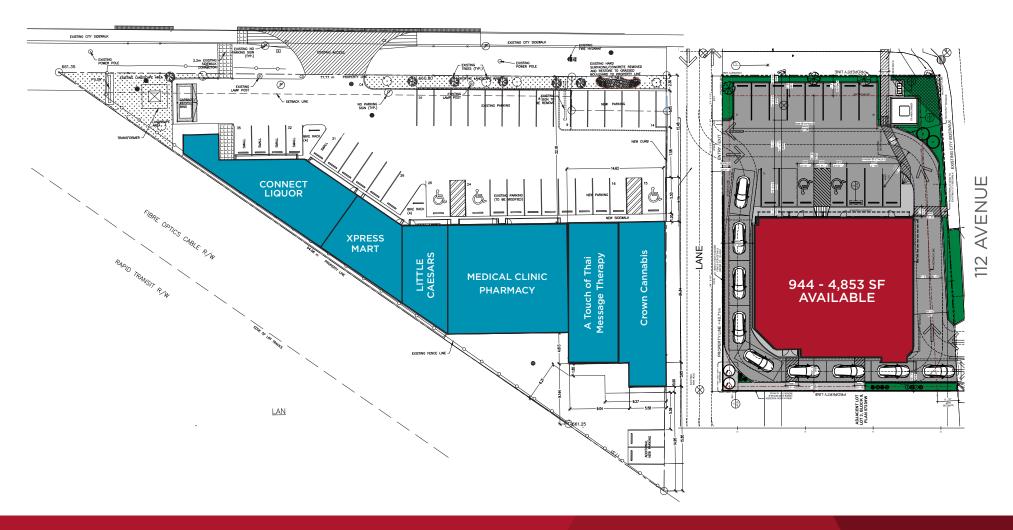


AVERAGE HOUSEHOLD INCOME 3KM RADIUS
Average household income of \$92,903

VEHICLES PER DAY 17,300 VPD on 82 Street 20,100 VPD on 112 Avenue

82 STREET







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