



**FOR
LEASE**

GREAT ACCESS AND VISIBILITY

NEW BUILDING SIGNAGE INSTALLED

81 Avenue &
104 Street NW
Edmonton, AB

NEC of Calgary Trail & 81 Avenue

STRATHCONA SHOPPES ON FOURTH

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

David Cooney
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PROPERTY HIGHLIGHTS

- Strategically located on Calgary Trail South, just south of Whyte Avenue, Strathcona Shoppes on Fourth is part of one of Edmonton's most popular retail corridors
- The centre has very good access and exposure, where 104 Street sees over 21,100 vehicles per day
- Ample parking on site at rear plus street front parking on both the south and west sides
- Join our newest tenants: Smoke's Poutine and Nara Chicken & Tonkatsu
- Other tenants in the centre include Fuwa Fuwa Pancakes, Pita Pit, Flying Dragon Restaurant
- Other tenants in the area include Extra Foods, Shoppers Drug Mart, The Pint, and ATB
- 10338 - 81 Avenue: Former second floor lounge space available for retail, service or office uses



UNIT 8107: 1,378 SF

(INCLUDES 543 SF OF MEZZANINE SPACE)

UNIT 8105: 1,320 SF

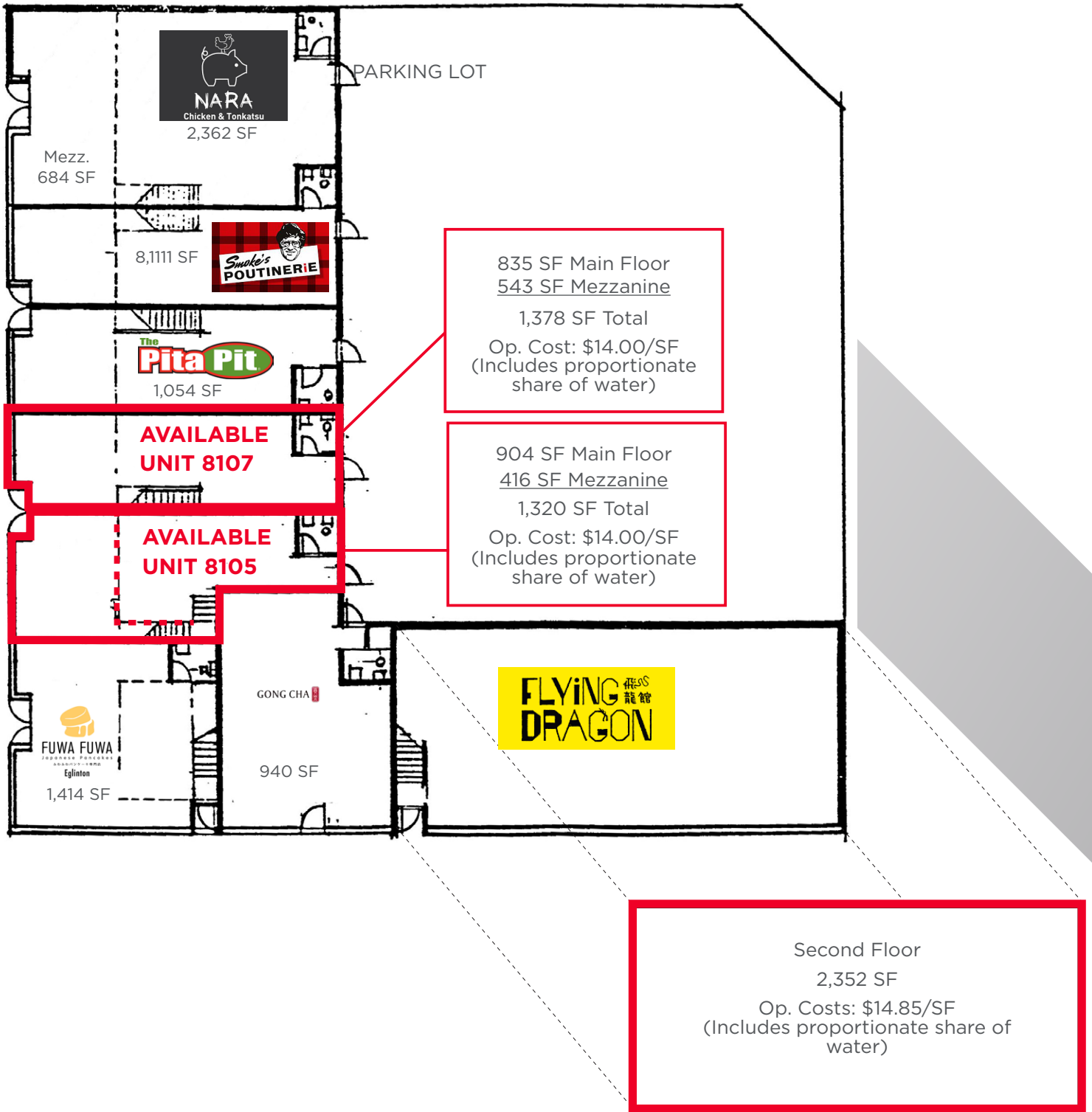
(INCLUDES 416 SF OF MEZZANINE SPACE)

UNITS 8107 & 8105

CAN BE COMBINED

SECOND FLOOR UNIT: 2,352 SF





SITE PLAN



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