



1,600 SF Retail Space Available Immediately

Property Highlights

- Located directly along 118th Avenue
- Exceptional exposure to 14,600 VPD
- Ideal uses: Health Services, Pharmacy, Hair Salon, Nail Salon and Professional Services
- CB2 - Zoning allowing for a variety of uses
- Available Immediately
- Two bathrooms have been roughed in
- Double loading doors at the back of the premises



Dane Phaneuf
Associate
780 993 8574
dane.phaneuf@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

8411 118th Avenue

8411 118 Avenue, Edmonton, AB

Property Details

Municipal Address: 8411 118th Avenue, Edmonton AB

Legal Description: Lot D, Block 103, Plan 6406AN

Zoning: CB2 - General Business Zone

Neighbourhood: Parkdale

Built: 2021

Parking Area: Street parking and 1 reserved stall

Size: 1,600 SF Available Immediately

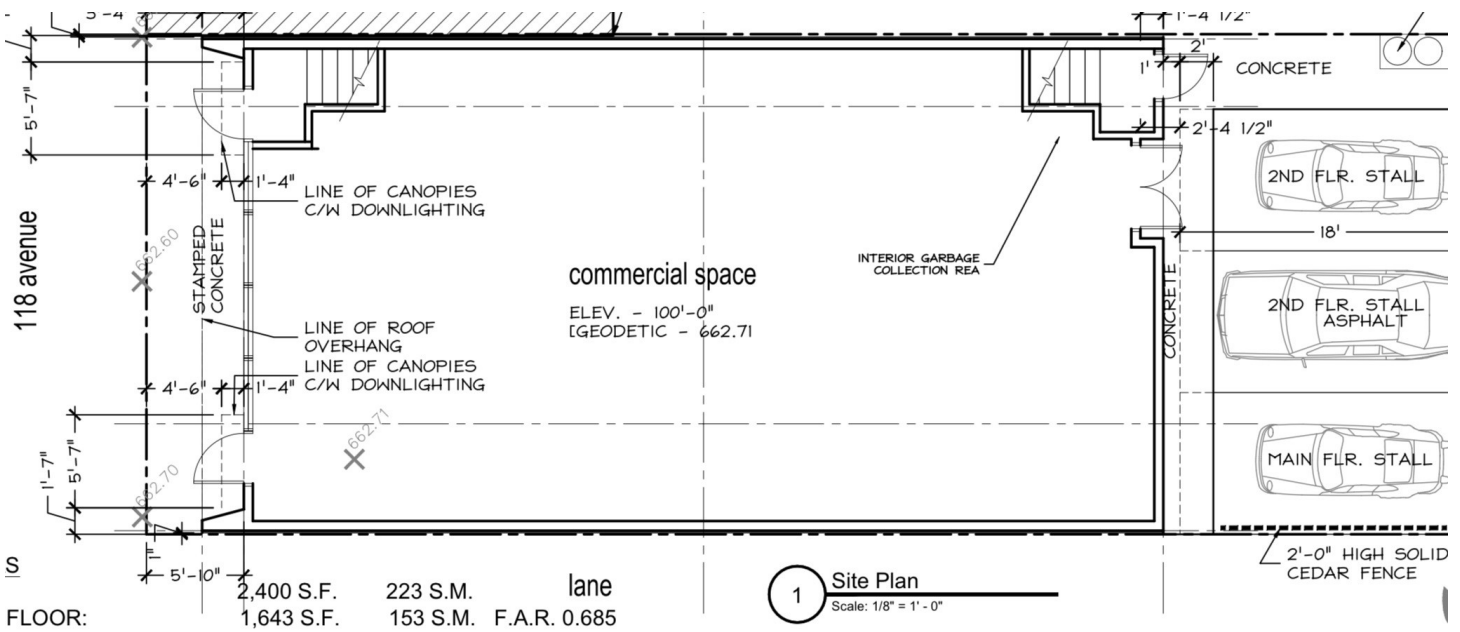
Utilities: Separately metered

Base Rent: Market

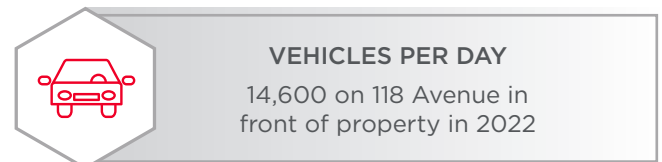
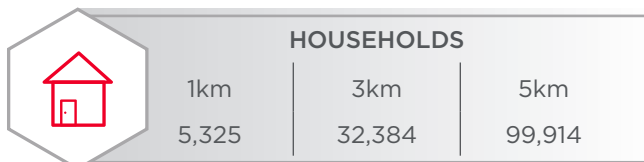
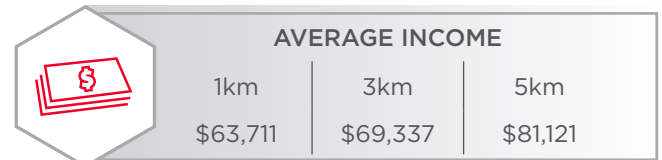
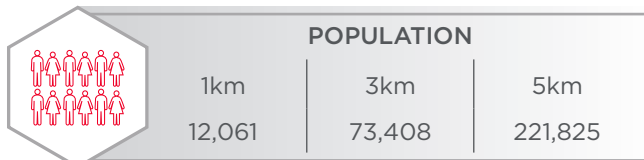
Additional Rent: TBC

Term: 5-10 Year

Site Plan



Demographics



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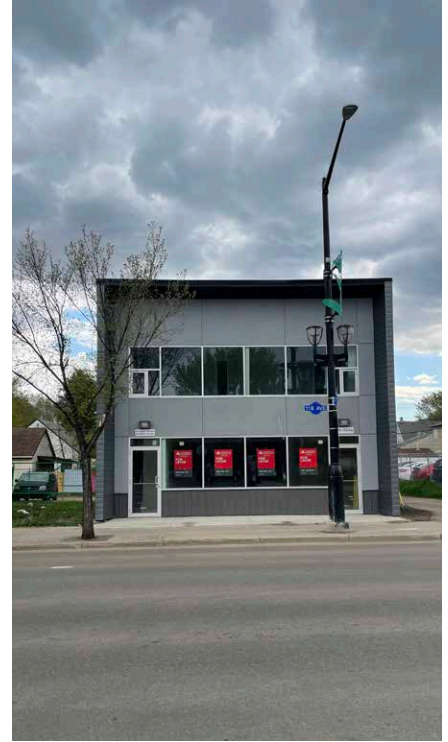
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Property Photos



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Aerial Photo



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