

FOR LEASE

FORMER COFFEE SHOP & RESTAURANT

SHOPPES OF JAGARE RIDGE

141 Street & 28 Avenue SW,
Edmonton, AB

FULLY FIXTURED

AVAILABLE IMMEDIATELY



PROPERTY HIGHLIGHTS

1,765 SF FORMER COFFEE SHOP & RESTAURANT

- Join RBC, TD Bank, Shell Gas Station, Dairy Queen, Subway and other retailers!
- 13,200 vehicles per day along 141 Street South of Ellerslie Road (2019)
- Neighbourhood: Hays Ridge in Heritage Valley
- Zoning: CSC (Shopping Centre Zone)
- Projected population of Hays Ridge trade area is 105,788
- Household Income: \$148,326 (5km)
- Easy access to Ellerslie Road and 41 st Avenue SW
- Additional Rent: \$18.44 per SF (est. 2023)

Gary Killips
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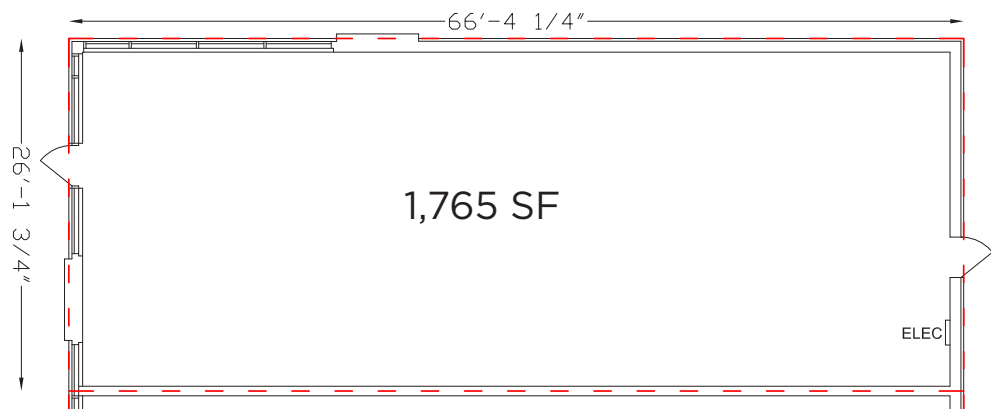
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PROPERTY DETAIL



SITE PLAN



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PROPERTY PHOTOS





**CUSHMAN &
WAKEFIELD**
Edmonton

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