



ONE BAY REMAINING!

1,260 SF AVAILABLE IMMEDIATELY

1,260 SF Main Floor Retail Space Available Immediately

Property Highlights

- Located along 158th street and 100 Avenue
- 1,260 SF corner unit available immediately
- Tenant inducement packages available
- CB-1 Zoning offering for a variety of uses
- Ideal uses: Pharmacy, Quick Serve Restaurant, Convenience Store, Professional Services
- 11,900 vehicles per day along 100 Avenue
- Co Tenants Include: The Flag Shop Clair's Cannabis, Daycare, and Indian Restaurant



Ready for immediate possession



Excellent access to Stony Plain Road and 100 Avenue



Dane Phaneuf

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Jordan Murray

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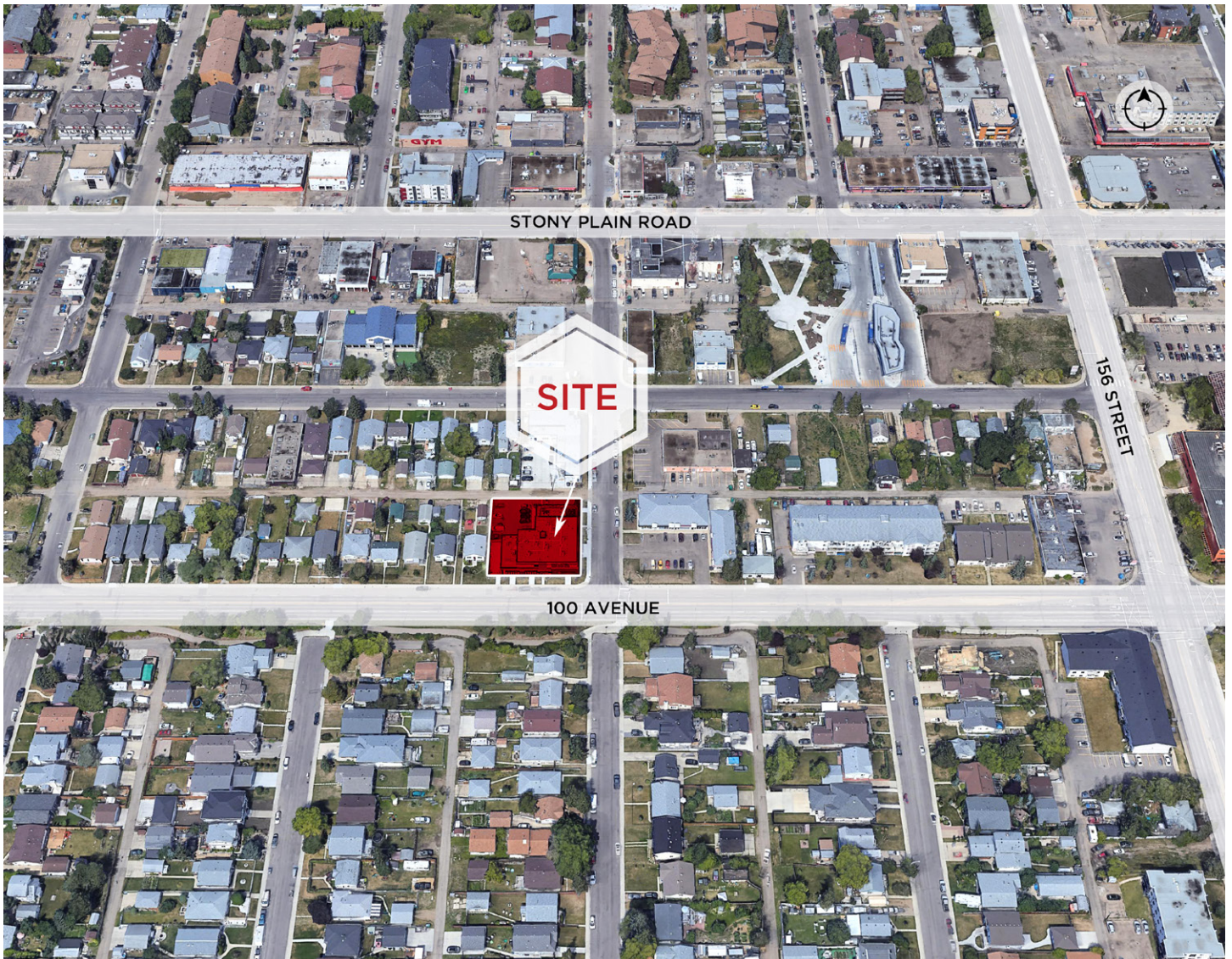
CUSHMAN & WAKEFIELD Edmonton

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

Property Details

Municipal Address:	15806 100 Avenue, Edmonton, AB	Parking Area:	Ample Parking
Legal Description:	Lot 38, Block 2C, Plan 1822191	Size:	1,260 SF
Zoning:	CB-1	Utilities:	Separately Metered
Neighbourhood:	Glenwood	Base Rent:	Market
Built:	2019	Additional Rent:	Estimated to be \$10 per SF

Aerial



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Demographics

POPULATION			
	1km	3km	5km
	12,457	66,269	147,390

AVERAGE INCOME			
	1km	3km	5km
	\$65,325	\$101,656	\$107,390

HOUSEHOLDS			
	1km	3km	5km
	5,452	26,766	61,840

VEHICLES PER DAY			
	1km	3km	5km
	11,900 on 100 Avenue	15,900 on 156 Street	

Interior Photos



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