

+/- 3,120 SF MAIN FLOOR AVAILABLE IMMEDIATELY

+/- 2,632 SF BASEMENT STORAGE AVAILBLE

FOR LEASE

SHOP EASY COMMERCIAL BUILDING FOR LEASE

12904 116 Street, Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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Edmonton, AB T5J 2Z1
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PROPERTY HIGHLIGHTS

Cushman and Wakefield Edmonton is pleased to present the opportunity to Lease +/-3,120 SF of main floor retail space available immediately!

- Brand new construction offering an exceptional curb appeal.
- DC1 Zoning offering a variety of uses.
 - Ideal Tenant's: Convenience Store, Medical clinic, Daycare, Physiotherapist, Massage clinic, Professional services, and Grocery store.
- The space can be demised into smaller bays.
- Basement available for storage.

132 AVENUE NW



129 AVENUE NW

113A STREET NW

127 AVENUE NW

PROPERTY DETAILS

MUNICIPAL ADDRESS

12904 116 Street
Edmonton, AB

LEGAL DESCRIPTION

Unit 1-5 Plan 2022389

ZONING

DC1

NEIGHBOURHOOD

Calder

BUILT

2021

PARKING

Ample

LOT AREA

+/-15,000 SF

SIZE

+/-3,120 SF

UTILITIES

Separately Metered

BASE RENT

\$22 per SF

ADDITIONAL RENT

\$10 per SF
(Estimate)

Shop-Easy



Daycare



Dental Clinic



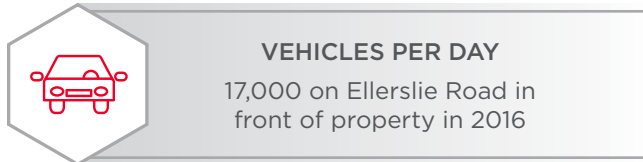
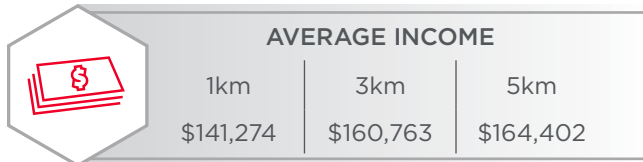
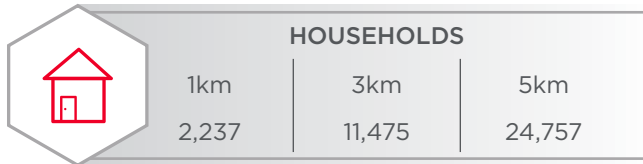
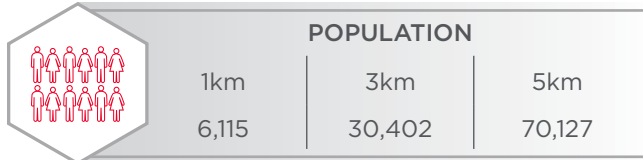
Medical Clinic



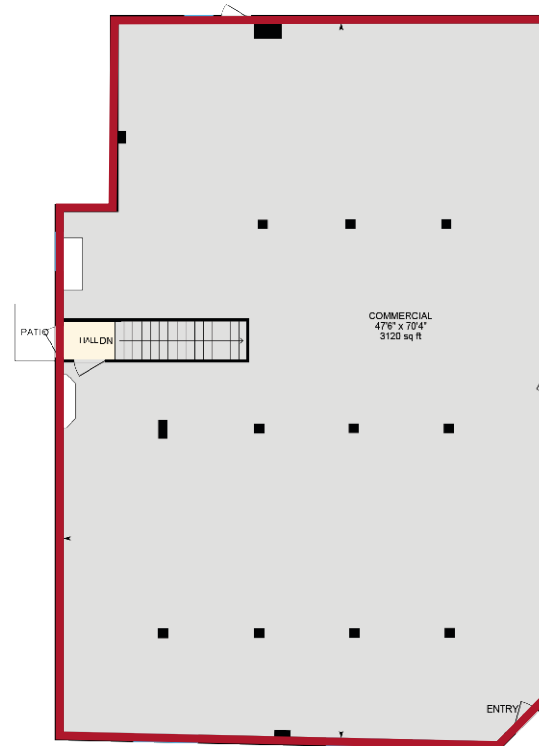
Convenience Store



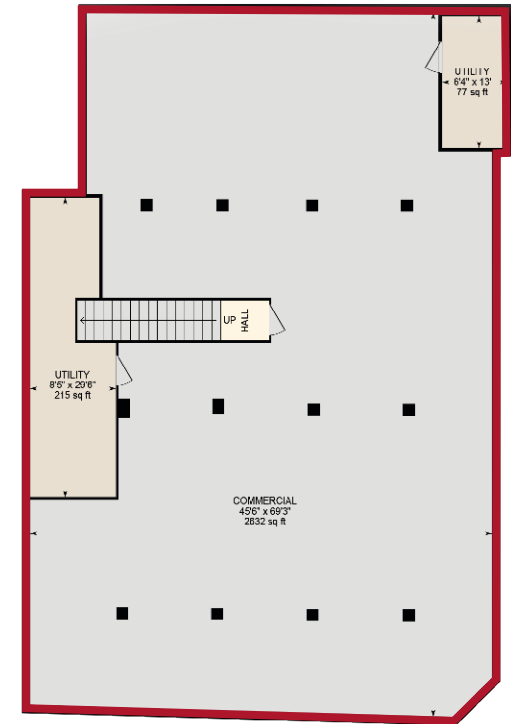
DEMOGRAPHICS



FLOOR PLANS



MAIN FLOOR



BASEMENT



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