

HIGH TRAFFIC WEST END LOCATION



2,250 SF Available For Lease

Property Highlights

- Only vacancy in the centre
- Very good exposure to Stony Plain Road and 163rd street, with very good parking and signage
- In excess of 19,400 vehicles per day pass along Stony Plain Road and 163 street (2020)
- Approximately 60,000 residents live within 3km of the site
- Join other tenants Namaste India, Pizza Hut, Subway and Spice Island



David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

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

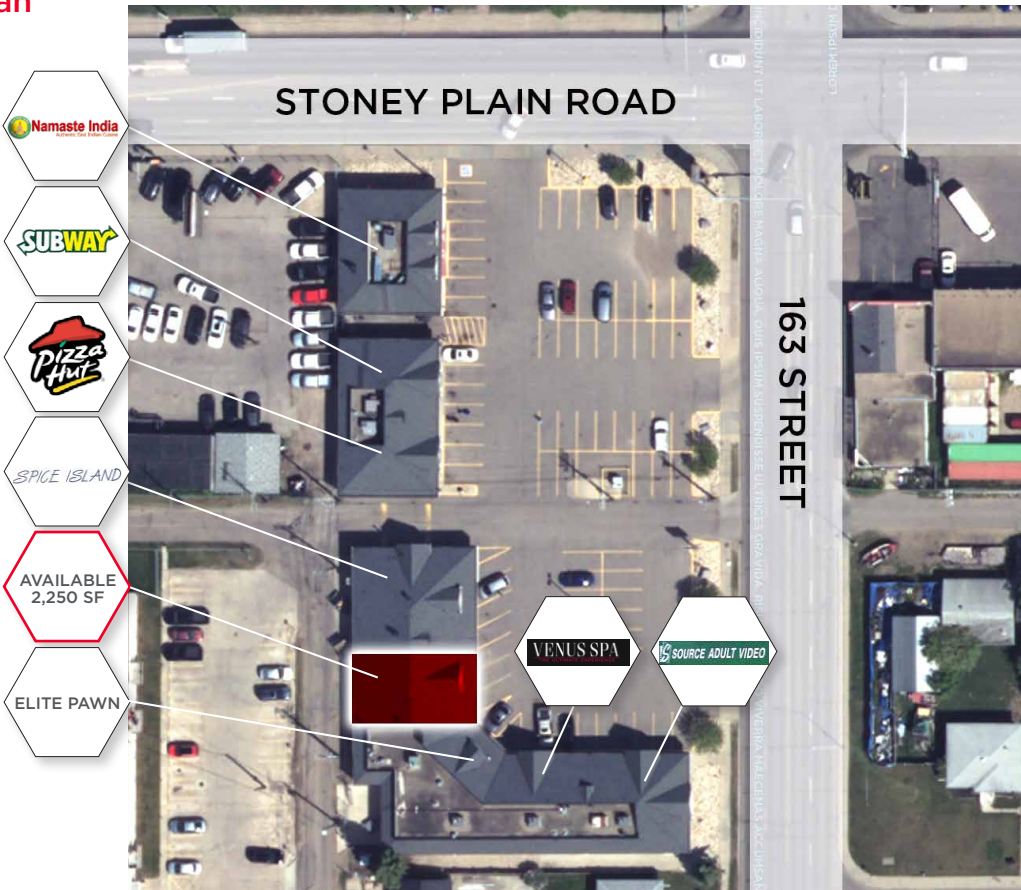
Property Details

Available Size:	2,250 SF
Lease Rate:	\$24.00 Per SF
Additional Rent:	\$14.52 Per SF (Est. 2023)


Aerial


Zoning:	CNC - Neighbourhood Convenience Commercial
Availability	Immediately


Site Plan




Demographics

POPULATION	POPULATION		
	1km	3km	5km
	9,462	63,803	136,336

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$ 67,160	\$ 92,812	\$ 108,925

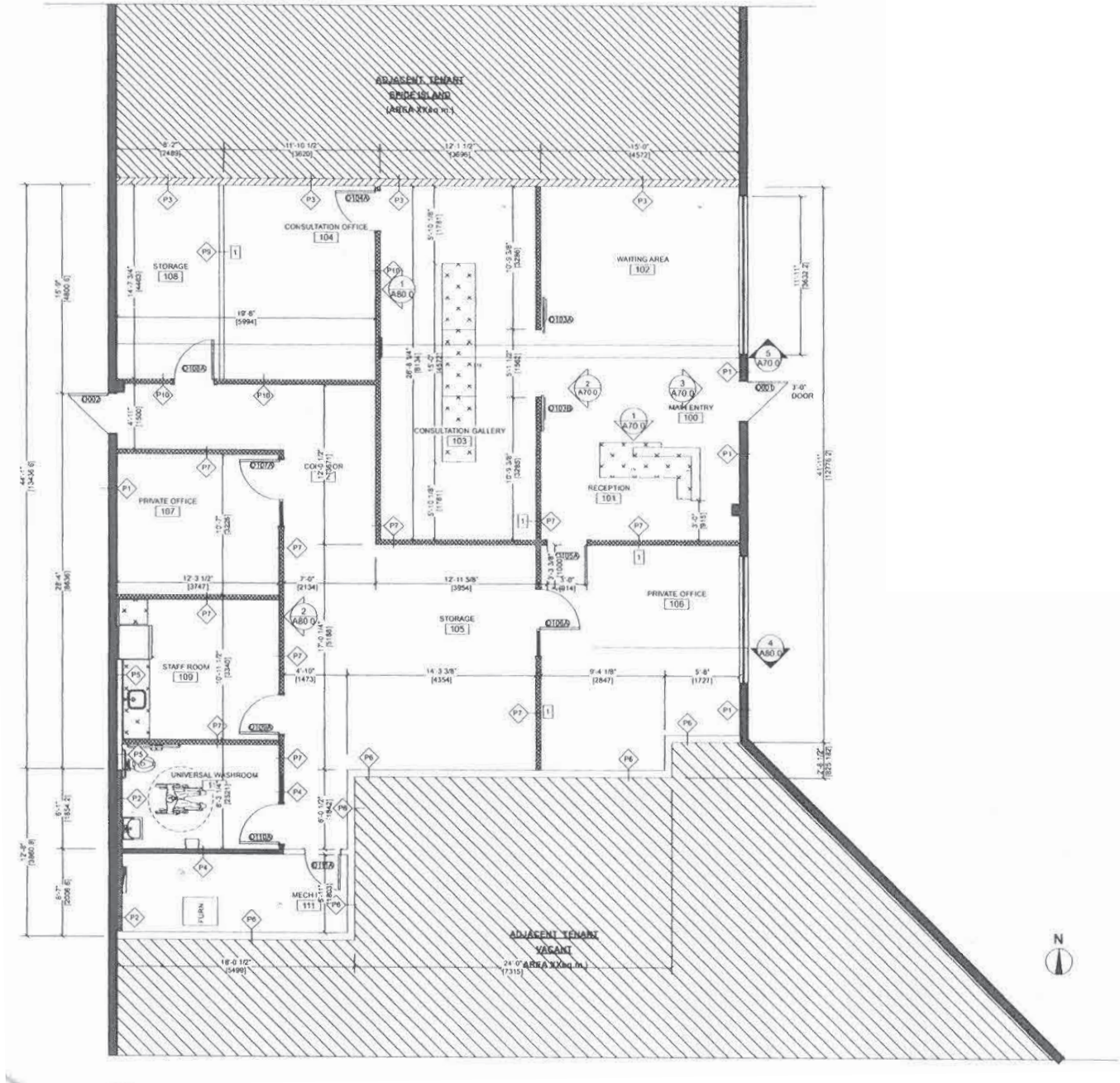
HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	4,048	25,602	55,227

VEHICLES PER DAY	VEHICLES PER DAY		
		19,400 on Stony Plain Road front of property in 2020	

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

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

Site Plan



David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Apr. 21, 2023

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

cwedm.com

