

**CUSHMAN &  
WAKEFIELD**

Edmonton

HIGH EXPOSURE RETAIL

IMMEDIATE OCCUPANCY

FOR LEASE

# HERITAGE LINKS

#104, 10903 23 Avenue  
Edmonton, AB

**+/-1,113 SF OF RETAIL SPACE AVAILABLE IMMEDIATELY**

## PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along 23 Avenue NW, in South Edmonton.
- Join existing tenants: Subway, Spirit Leaf Cannabis, Little Caesars, ATB and many more.
- 23 Avenue sees 29,000 vehicles per day!
- Over 46,000 residents within 3 km radius.
- Located less than 1km away from Century Park LRT Station.
- Shopping Centre Zone (CSC) - Zoning allows for ample uses.
- Lease Rate: contact Leasing agent.
- Additional rent: \$18.00 per SF (2023).

### Seif Jiwaji

Senior Associate

780 905 7143

[seif.jiwaji@cwedm.com](mailto:seif.jiwaji@cwedm.com)

### CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)

# PROPERTY DETAILS

**Municipal Address:** 10903 - 23 Avenue NW, Edmonton, AB

**Zoning:** Shopping Centre Zone (CSC)

**Neighbourhood:** Kaskitayo

**Built:** 2006

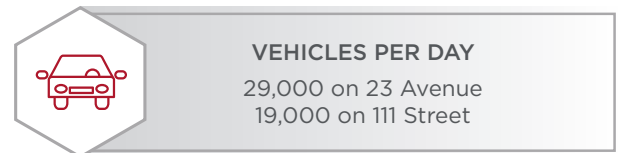
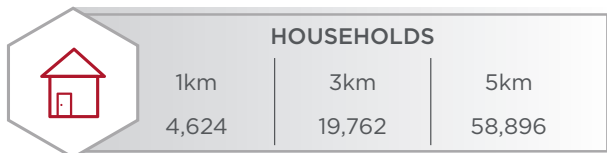
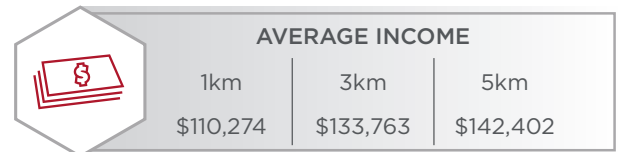
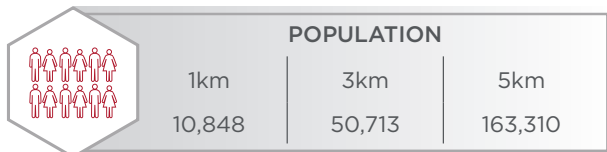
**Parking Area:** Ample Free Parking

**Size:** +/-1,113 SF

## AERIAL

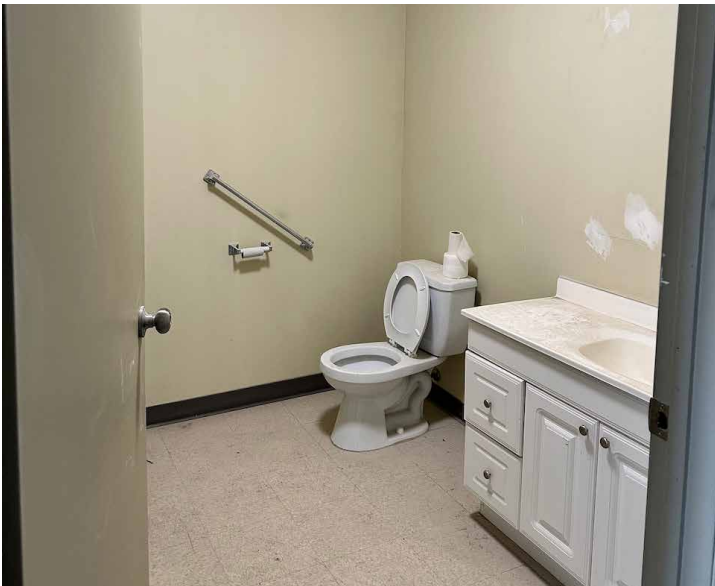
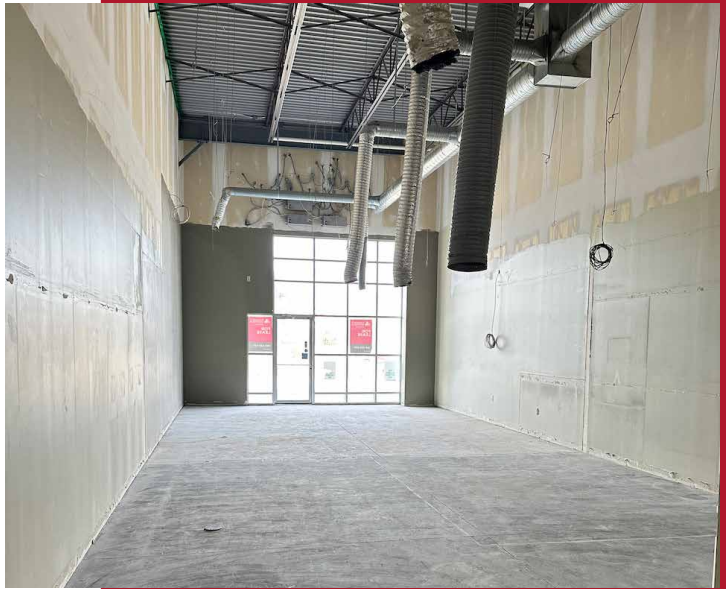


## DEMOGRAPHICS





INTERIOR PHOTOS





**CUSHMAN & WAKEFIELD**  
Edmonton

**Seif Jiwaji**  
Senior Associate  
780 905 7143  
[seif.jiwaji@cwedm.com](mailto:seif.jiwaji@cwedm.com)