



**CUSHMAN &
WAKEFIELD**
Edmonton

HIGH EXPOSURE RETAIL

IMMEDIATE OCCUPANCY

FOR LEASE

**HERITAGE
LINKS**

#104, 10903 23 Avenue
Edmonton, AB



CIGAR

+/-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).

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Senior Associate

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PROPERTY DETAILS

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

Zoning: Shopping Centre Zone (CSC)

Neighbourhood: Kaskitayo

Built: 2006

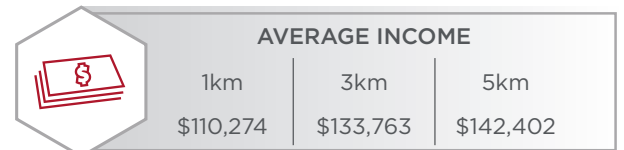
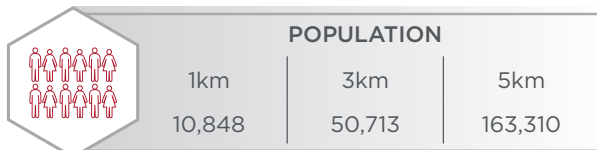
Parking Area: Ample Free Parking

Size: +/-1,113 SF

AERIAL



DEMOGRAPHICS



PROPERTY PHOTOS





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