

END CAP OPPORTUNITY

**CUSHMAN & WAKEFIELD**  
Edmonton

FOR LEASE  
**KENSINGTON CROSSING**

NEC Of 127 Street & 137 Avenue, Edmonton, AB

## HIGH PROFILE RETAIL AVAILABLE

### PROPERTY HIGHLIGHTS

- 1,988 SF (end cap) - Available immediately
- Operating costs: \$17.56 per SF (2024 budget)
- Kensington Crossing is strategically located at the NEC of 127 Street and 137 Avenue
- The positioning point of the shopping centre boasts high visibility and sees traffic counts of 39,100 vehicles per day on 127 Street and 29,700 vehicles per day on 137 Avenue (City of Edmonton)
- Excellent mix of national and local tenants at the site including: GYMVMT Fitness Club, Westgate Halal, Dollarama, KFC, Cora's, Press'd, Sherwin Williams and various other retailers and medical uses

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# PROPERTY DETAILS

**Municipal Address:** 12504 137 Avenue, Edmonton, AB

**Zoning:** CG - General Commercial

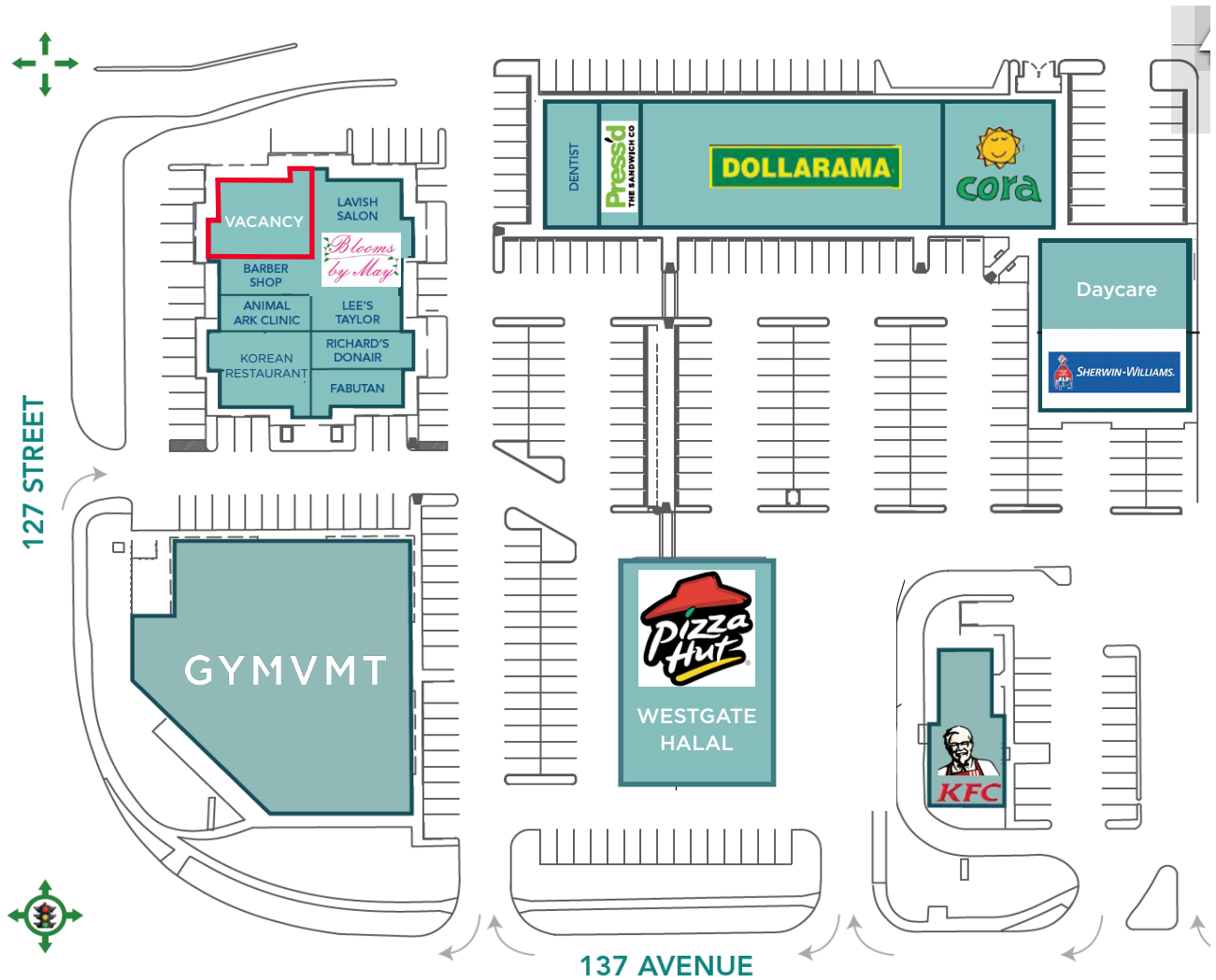
**Legal Description:** Plan 8322893, Block 39, Lot 1

**Ideal Uses:** Optical, medical, professional, pet store, physiotherapy, chiropractor or massage clinic

**Available Sizes:** 1,988 SF - Available immediately

**Operating Costs:** \$17.56 per SF (2024 budget)

## SITE PLAN



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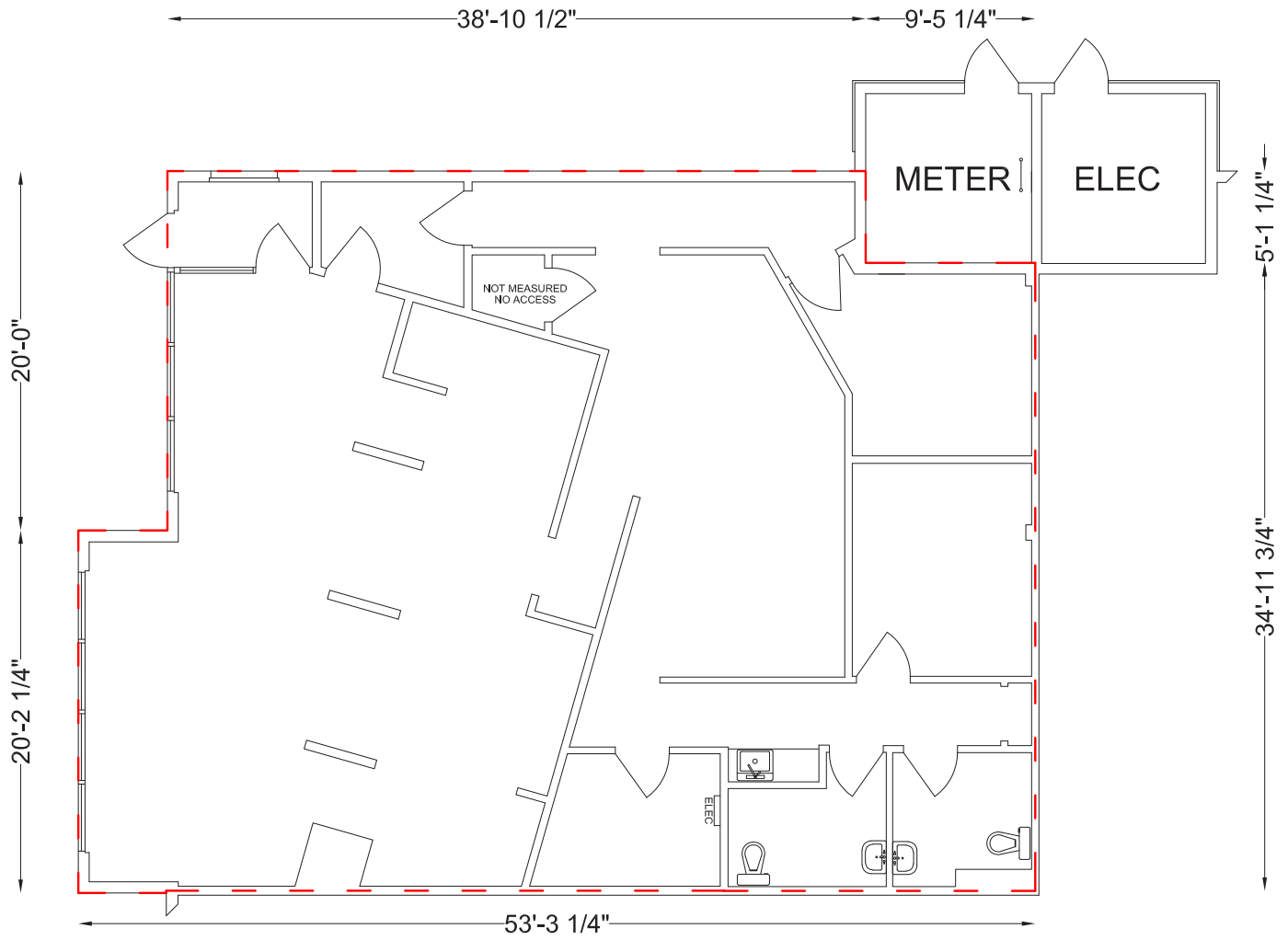


# PROPERTY PHOTOS

AVAILABLE SPACE - 1,988 SF



# FLOOR PLAN



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