



FOR LEASE OXFORD PARK LANDING

15134 127 STREET NW,
EDMONTON, AB

RETAIL/MEDICAL/OFFICE
FOR LEASE

**1,443 SF AVAILABLE
IMMEDIATELY**

**2,571 SF SECOND FLOOR OFFICE LEASED
1,257 SF OF MAIN FLOOR RETAIL LEASED**

FINAL BAY REMAINING

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PROPERTY HIGHLIGHTS

- Last retail bay remaining with immediate possession.
- Situated at the corner of 127th Street and 153rd Avenue, with an average of 26,400 vehicles per day (2022).
- CAM cost estimated at \$19.03 per square foot.
- Shadow anchored by Save-on-Foods, Shoppers Drug Mart, Tim Hortons & Original Joe's.
- Enjoy excellent street visibility in a modern complex.
- Join a community of well-known tenants in a prime location.





TENANTS



PROPERTY DETAILS

ADDRESS

15134 127 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 0625614; Block 16; lot 5

NEIGHBOURHOOD

Cumberland

ZONING

CG-General Commercial

BUILDING SIZE

2,571 SF Second Floor Office **LEASED**

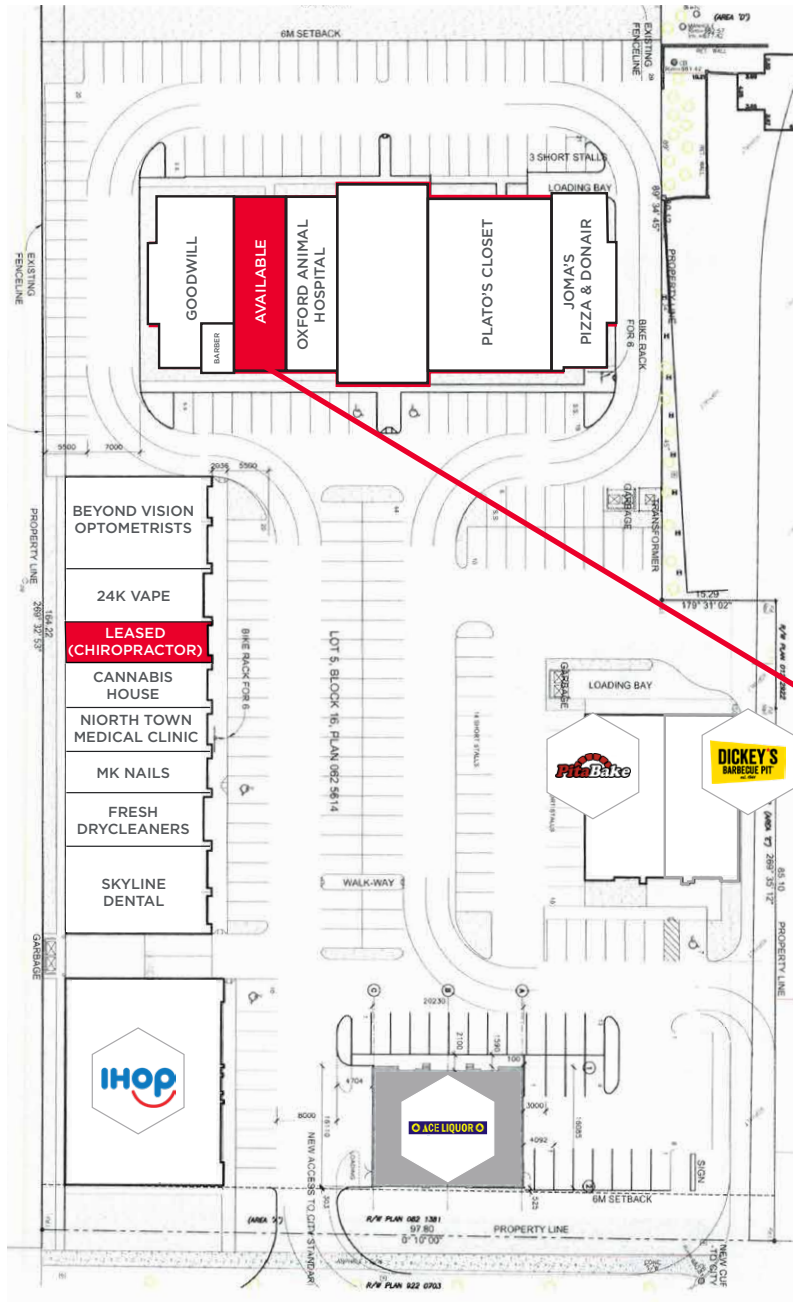
1,257 SF of Main Floor Retail **LEASED**

1,443 SF of Main Floor Retail

TENANTS

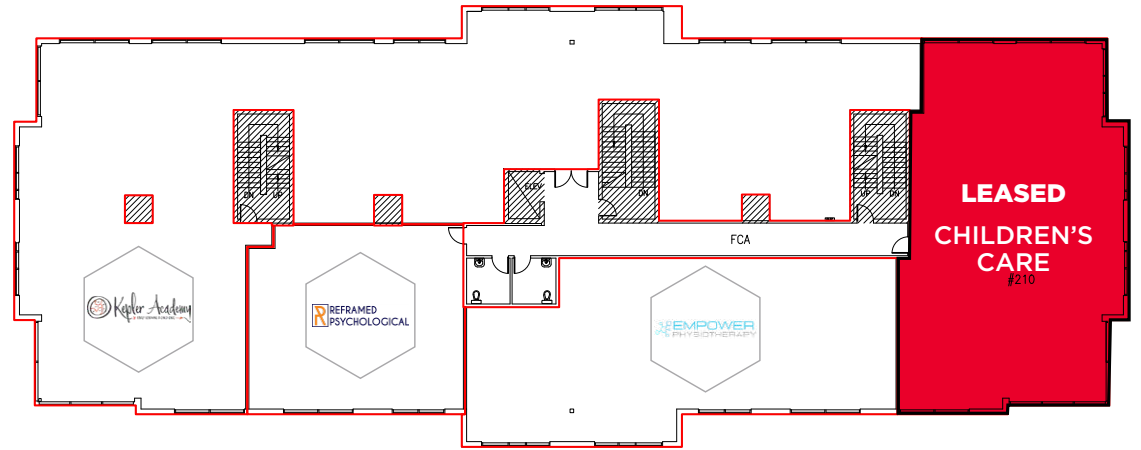
IHop, Kepler Academy, Ace Liquor, Pita Bake, Dickey's, Plato's Closet, Beyond Vision, 24K Vape and more

SITE PLAN



127 STREET - 26,400 VPD

SECOND FLOOR - FLOOR PLAN



LAST BAY REMAINING



SHADOW ANCHORS AND TENANTS



PROPERTY PHOTO



**LAST BAY REMAINING
1,443 SF AVAILABLE**

JUST LEASED

SECOND FLOOR OFFICE



AERIAL



DEMOGRAPHICS

POPULATION	1km	3km	5km
	9,996	75,022	152,260

HOUSEHOLDS	1km	3km	5km
	3,415	25,361	52,070

AVERAGE INCOME	1km	3km	5km
	\$135,631	\$126,324	\$127,420

VEHICLES PER DAY	26,400 (2022) on 127 Street	14,200 (2022) on 153 Avenue



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