



+/- 8,000 SF AVAILABLE IMMEDIATELY!

FOR LEASE

CALDER CENTRE

**12928 127 STREET,
EDMONTON, AB**

**WINE & SPIRITS
TASTINGS**

ATHLONE LIQUOR STORE

JOIN OUR WINE CLUB
780-451-5423

**CAL
CENTRE**

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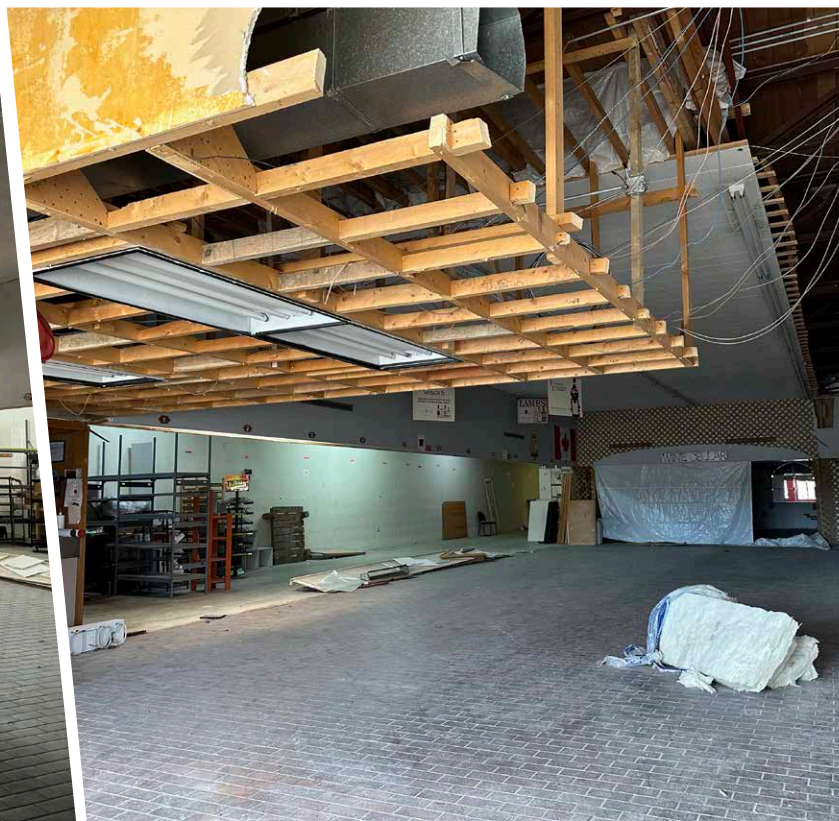
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March 2025



PROPERTY PHOTOS



INTERIOR PHOTOS



THE OPPORTUNITY

- High exposure retail development strategically located along 127th Street.
- Come join existing tenants Athlone Liquor, Domo Gas Station, Smilie's Restaurant, Lotus Hair Spa, Dino Day-care and Tasty Indian Restaurant.
- 127th Street sees over 25,300 vehicles per day.
- Over 3,106 residents within a 1km radius.
- Nearby Amenities & Businesses include: Bronx Bowling, Edmonton Public Library - Calder, Wellington Park, Athlone School, D'Amore Italian Deli and others.
- High exposure signage opportunities available.
- (MU) Mixed Use Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$7.26 per SF (2025)

PROPERTY DETAILS

LEGAL DESCRIPTION

Lot: 1, 3, 16 & 2U, Block: 62, Plan: 5573KS

ZONING

Mixed Use (MU h16 f3.5 cf)

NEIGHBOURHOOD

Athlone

BUILT

1957

SITE AERIAL



SITE

WELLINGTON PARK

epl.ca

ATHLONE SCHOOL



127 STREET (25,300 VPD)

132 AVENUE (7,100 VPD)

YELLOWHEAD HIGHWAY (79,400 VPD)

DEMOGRAPHICS



POPULATION

1km	3km	5km
8,063	60,571	170,376



HOUSEHOLDS

1km	3km	5km
3,106	22,334	66,519



AVERAGE INCOME

1km	3km	5km
\$104,184	\$109,936	\$108,656



VEHICLES PER DAY

25,300 on 127 Street
79,400 on Yellowhead Highway
7,100 on 132 Avenue



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