

FOR SALE

FREESTANDING ATHLETIC CLUB

12133 67 Street, Edmonton, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

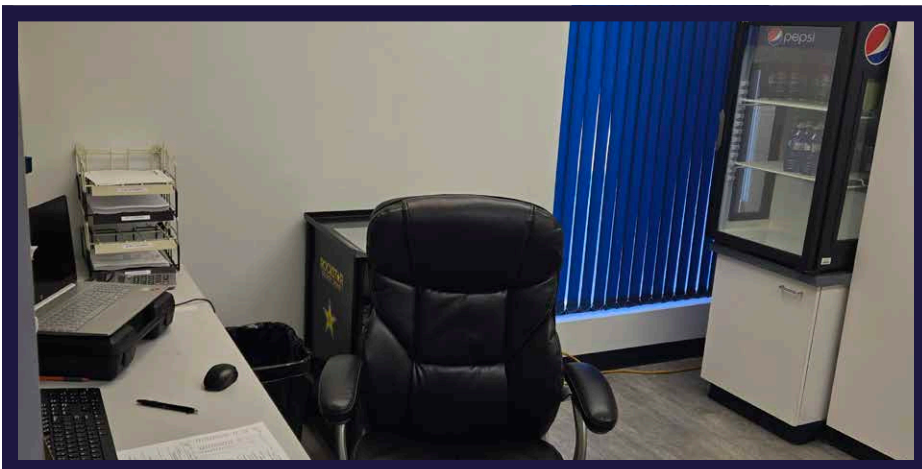
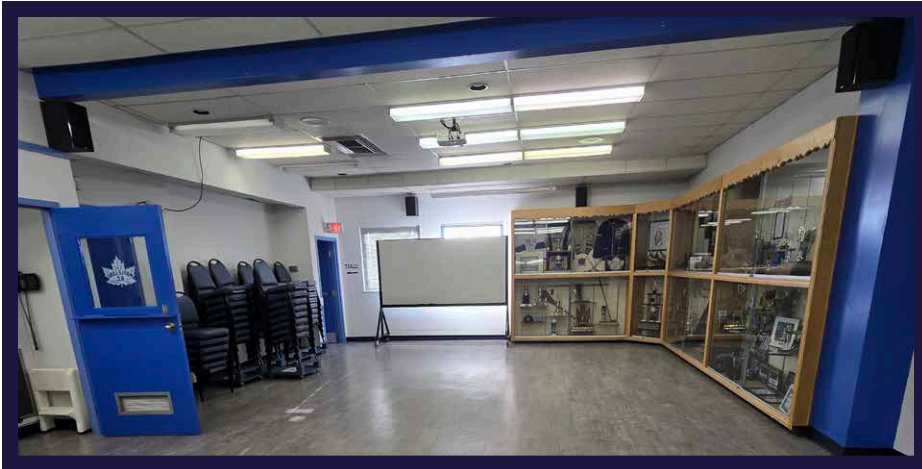
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Associate
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PROPERTY HIGHLIGHTS

- Rare Freestanding building under 10,000 SF
- Dedicated parking area
- Easy access to Yellowhead, Wayne Gretzky Drive
- BE Zoning
- Full commercial kitchen

MUNICIPAL ADDRESS

12133 67 STREET,
EDMONTON, AB

LEGAL DESCRIPTION

PLAN 1307P BLK 13 LOT 10,11

ZONING

BUSINESS EMPLOYMENT (BE)

PROPERTY TYPE

OFFICE

LAND SIZE

0.19 ACRES

BUILDING SIZE

7,000 SF (APPROX)

BUILT

1978

PROPERTY TAXES

\$14,673.38

SALE PRICES

\$925,000.00

PARKING

9 SURFACE STALLS PLUS
AMPLE STREET PARKING

FLOOR

2

AERIAL VIEW



WAYNE GRETZKY DRIVE (40,330 VPD)

YELLOWHEAD TRAIL (60,495 VPD)

66 STREET (11,881 VPD)

121 AVENUE

118 AVENUE



4,963
POPULATION
Within 1 KM



\$98,859
AVG. INCOME
Within 1 KM



2,050
HOUSEHOLDS
Within 1 KM

66,554

POPULATION
Within 3 KM

\$100,439

AVG. INCOME
Within 3 KM

27,205

HOUSEHOLDS
Within 3 KM

203,993

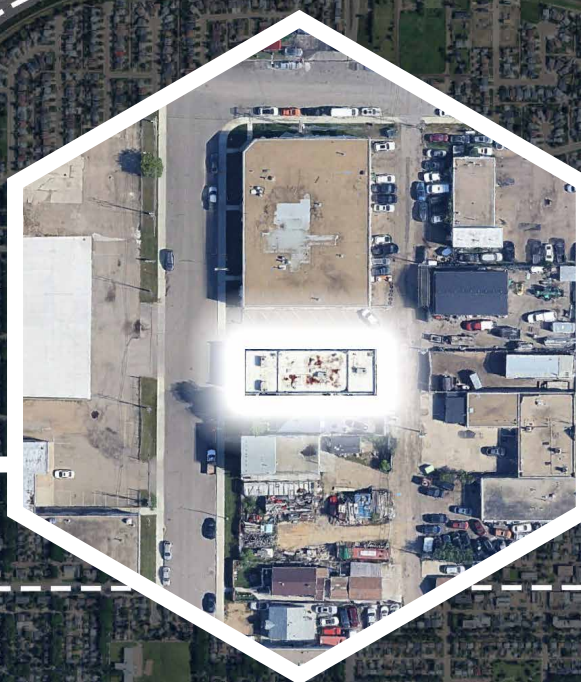
POPULATION
Within 5 KM

\$103,913

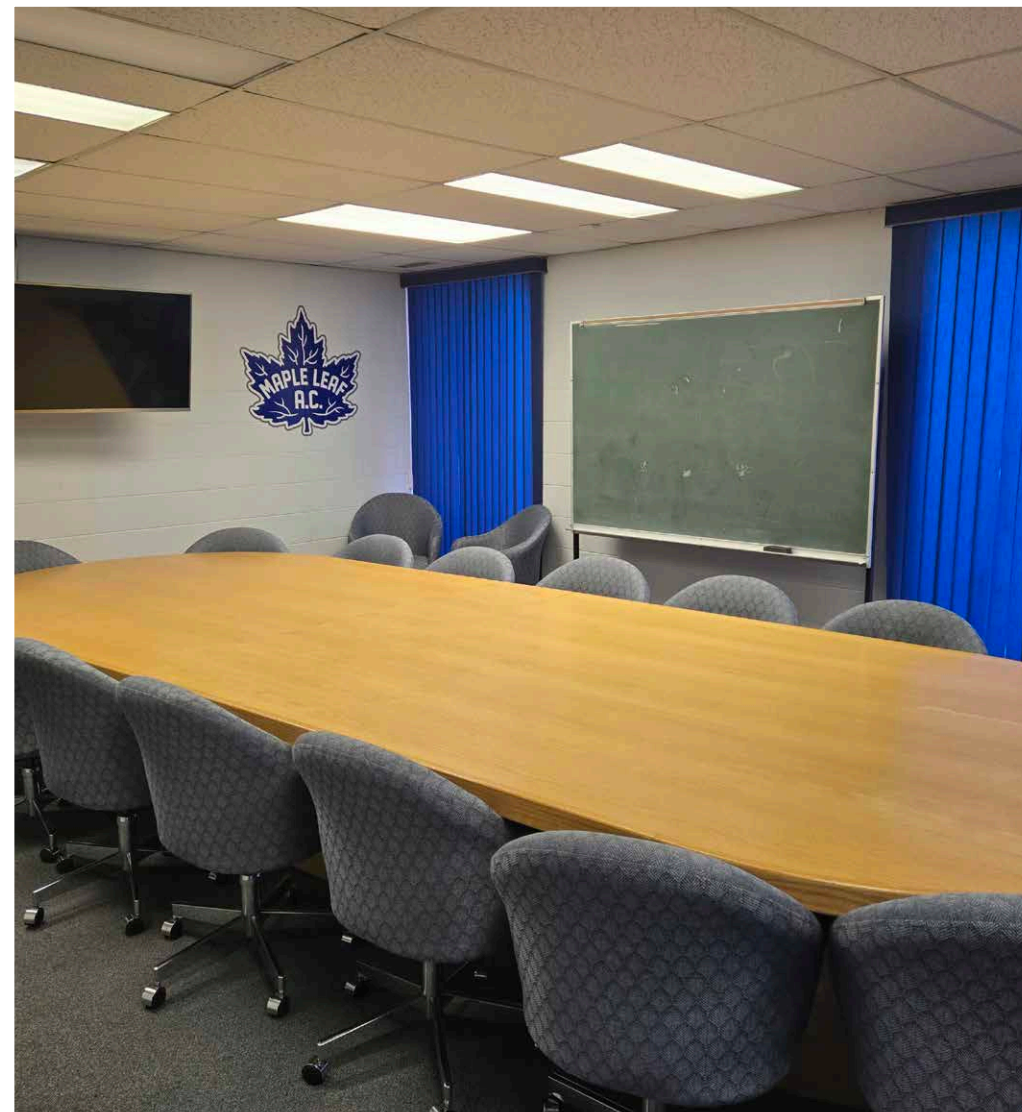
AVG. INCOME
Within 5 KM

82,405

HOUSEHOLDS
Within 5 KM



KEEP IN TOUCH



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