

# FOR LEASE



# ARGYLL CENTRE RETAIL SPACE

9848-63 AVENUE, EDMONTON, AB

**RETAIL SPACE FOR LEASE WITH HIGH  
EXPOSURE ALONG 99 STREET**



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# PROPERTY DETAILS

<b>Municipal Address</b>	9848-63 Avenue, Edmonton, AB
<b>Legal Description</b>	Plan 886KS, Block 29, Lot 65
<b>Property Type</b>	Retail
<b>Zoning</b>	CN (Neighborhood Commercial)
<b>Operating Costs</b>	\$12.00 per SF (est. 2025)
<b>Availability</b>	1,662 SF



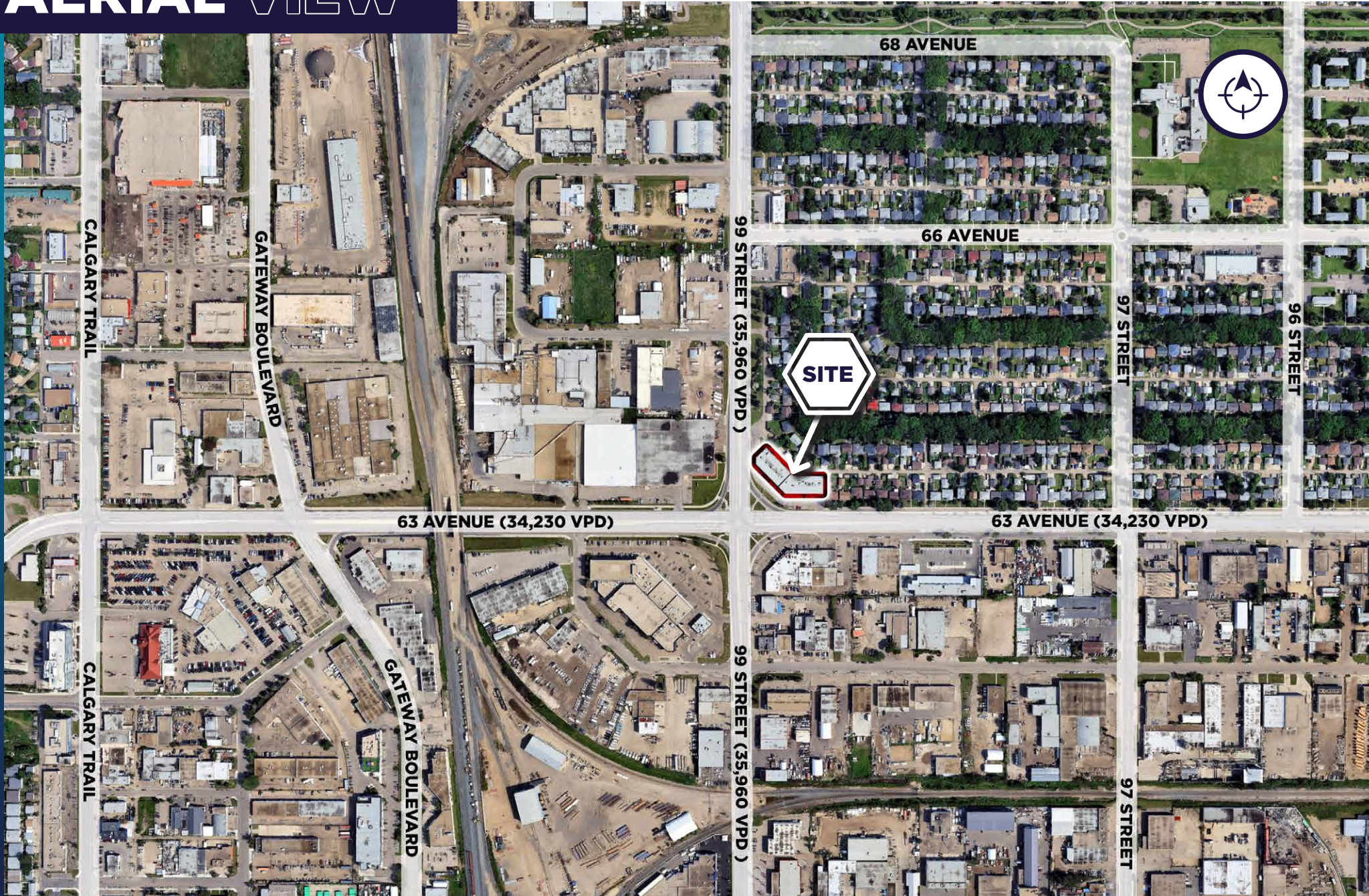
# PROPERTY HIGHLIGHTS

Discover Argyll Centre retail space for lease at 9840-63 Avenue, Edmonton. This busy shopping centre offers 1,662 SF with prime exposure to 99 Street and Argyll Road. Ideal for a pharmacy, flower shop, medical clinic, or service-based business. Features immediate availability, attractive lease rates, and low operating costs.

- Busy shopping centre with exposure to 99 Street & 63 Avenue (Argyll Road).
- Ideal for a pharmacy, optical, flower shop, medical clinic, etc.
- Available immediately.
- Attractive rates and low operating costs.



# AERIAL VIEW



# AREA DEMOGRAPHICS



## HOUSEHOLDS

1KM	3KM	5KM
4,982	67,073	184,021



## AVERAGE INCOME

1KM	3KM	5KM
\$125,219	\$121,410	\$126,237



## POPULATION

1KM	3KM	5KM
11,702	147,257	429,584



## VEHICLES PER DAY

99 Street: 35,960 VPD  
63 Avenue: 34,230 VPD

