

FOR LEASE



ARGYLL CENTRE RETAIL SPACE

9876 - 63 AVENUE EDMONTON, AB

**LAST BAY AVAILABLE WITH EXPOSURE TO
99 STREET & 63 AVENUE (ARGYLL ROAD)**



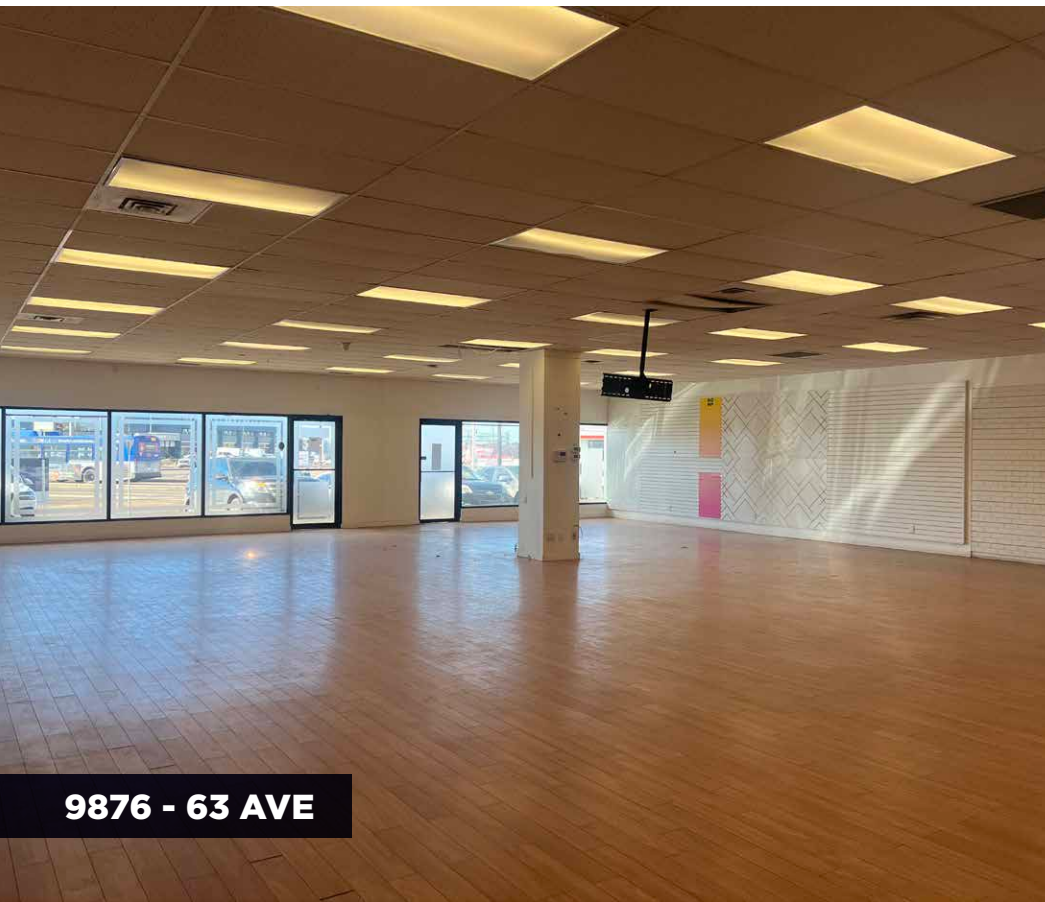
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PROPERTY DETAILS

Municipal Address	9876 - 63 Avenue Edmonton, AB
Legal Description	Plan 886KS, Block 29, Lot 65
Property Type	Retail
Zoning	CN (Neighborhood Commercial)
Operating Costs	\$12.00 per SF (est. 2025)
Availability	3,003 SF (certified)



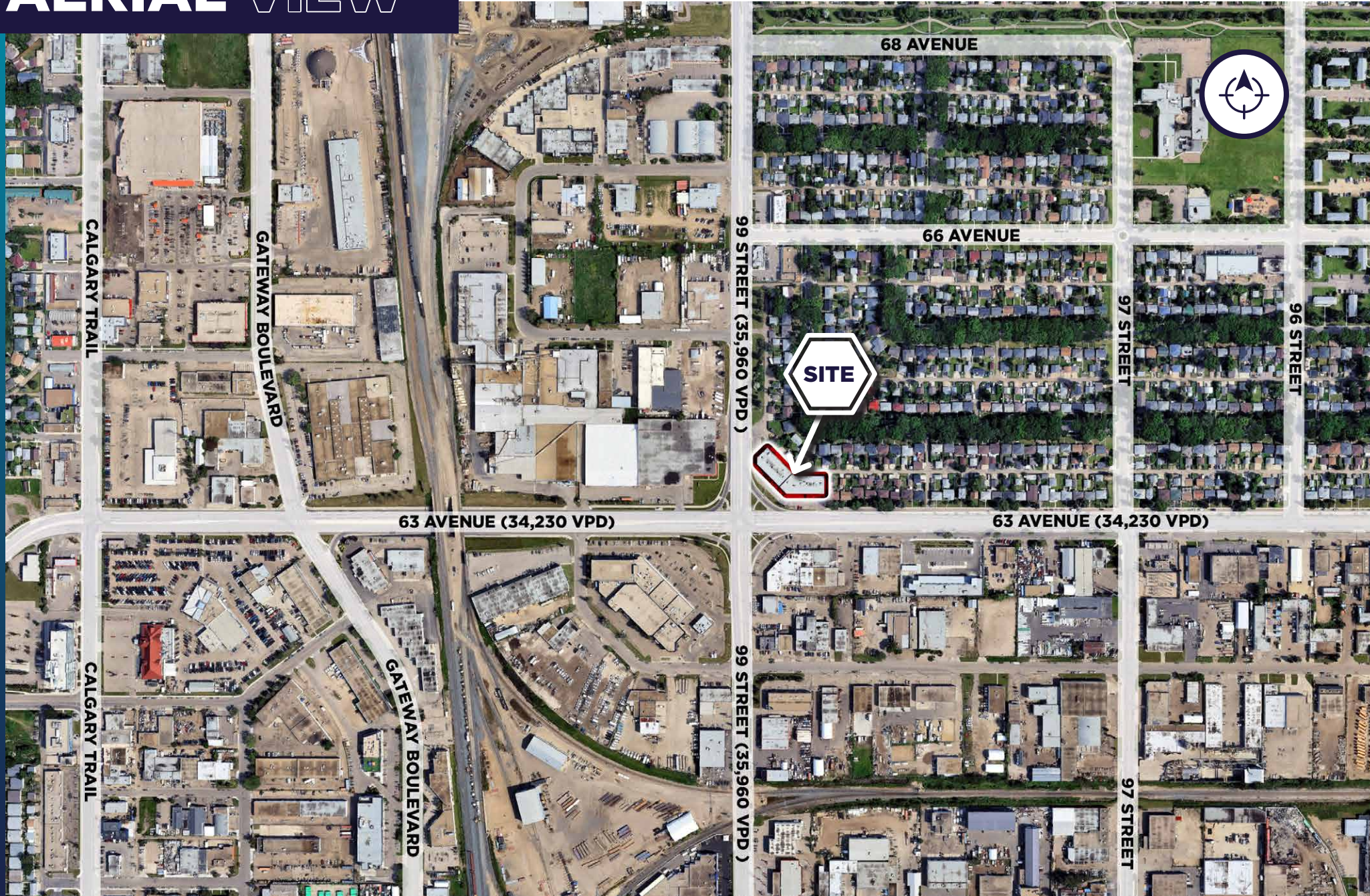
9876 - 63 AVE

PROPERTY HIGHLIGHTS

Discover Argyll Centre retail space for lease at 9840-63 Avenue, Edmonton. This busy shopping centre offers 3,003 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 physiotherapist, acupuncturist, flower shop, etc.
- Available immediately.
- Attractive rates and low operating costs.

AERIAL VIEW



DEMOGRAPHICS



HOUSEHOLDS

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



POPULATION

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



AVERAGE INCOME

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



VEHICLES PER DAY

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

FLOOR PLAN

