

FOR LEASE

**CUSHMAN &
WAKEFIELD**
Edmonton

JOIN FRESHCO!



PARKDALE SQUARE

8108 118 AVENUE, EDMONTON, AB

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David Cooney
Partner
780 993 6363
david.cooney@cwedm.com

PROPERTY HIGHLIGHTS

- High visibility, free standing building on the high traffic corner of 82nd Street and 118th Avenue.
- This former bank space of up to 4,978 square feet can be demised with the eastern portion of the building accommodating a drive-thru.
- Shadow anchored by Freshco, this site includes excellent parking with access from 118th Avenue & 82nd Street.
- Other retail draws in the area include Shoppers Drug Mart, CIBC, KFC/Taco Bell, Medicine Shop, Coliseum Pizza, Burger Baron, Sobey's Liquor, Subway, Future Scholars Daycare, Shell gas station and others.
- Signage available on all sides of the building



Municipal Address: 8108 118 Avenue, Edmonton, AB

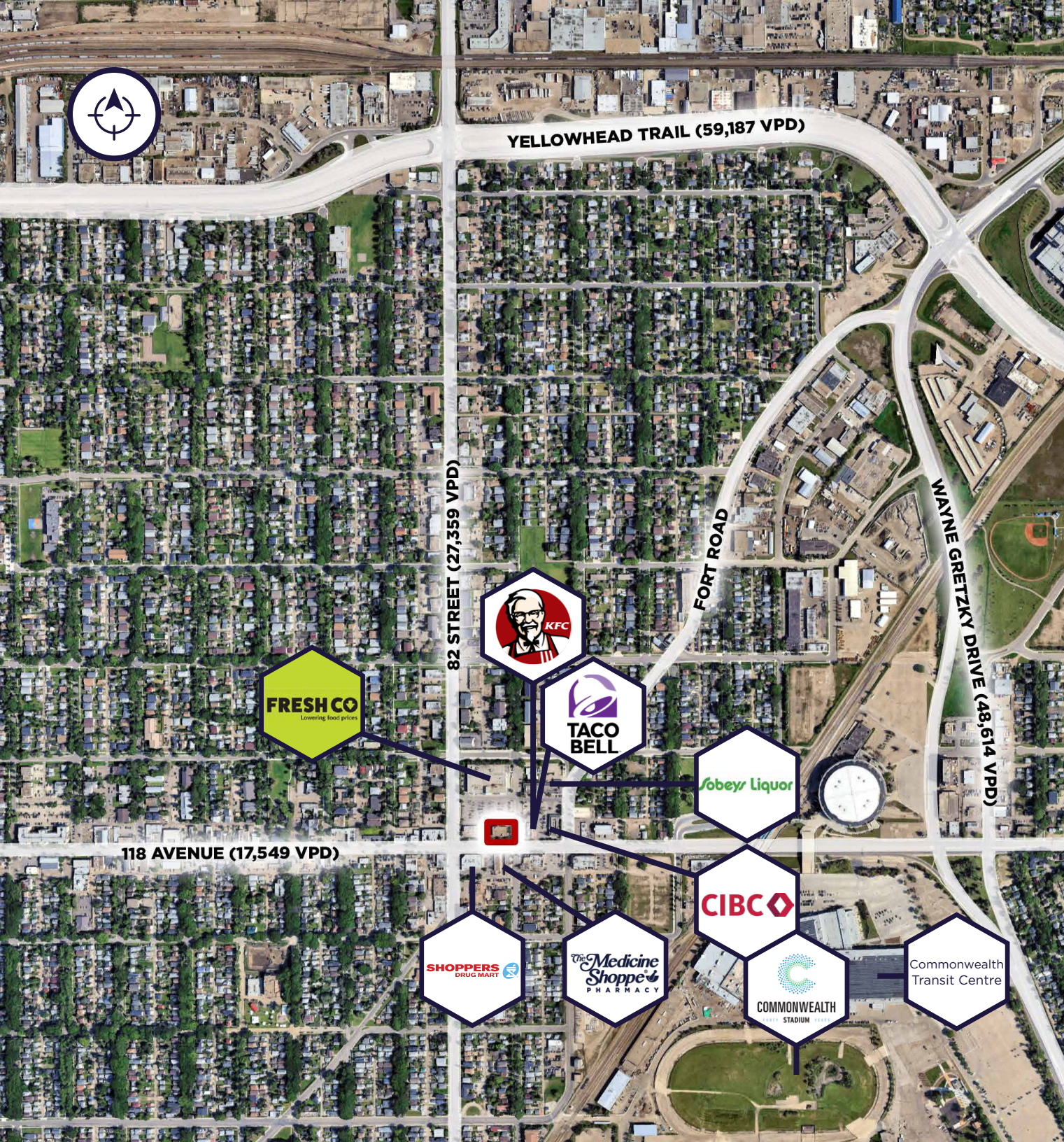
Zoning: DC2 (188)

Space Available: Up to 4,978 square feet.
Preference is for space to be demised and leased as two separate units.

Available: November 1st 2026

Operating Costs: Estimated at \$23.95 /SF (2026)

Lease Rate: Market



HOUSEHOLDS

1KM	3KM	5KM
4,428	32,037	97,752



POPULATION

1KM	3KM	5KM
9,766	72,756	219,567



AVERAGE INCOME

1KM	3KM	5KM
\$84,174	\$91,042	\$100,324



VEHICLES PER DAY

82 Street: 27,359 VPD
 118 Avenue: 17,549 VPD



RENDERINGS ARE FOR CONCEPT REVIEW ONLY

SOUTHWEST PERSPECTIVE (PROPOSED CONCEPT)



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