

8951 82 AVENUE NW

Edmonton, AB T6C 0Z2

FOR LEASE

MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES

8951 82 AVENUE NW

LOCATION HIGHLIGHTS

- Corner exposure at 82 Avenue & 91 Street, in the mature King Edward Park neighbourhood
- Exceptional visibility with 32,000 vehicles/day on 82 Avenue & 6,900 vehicles/day on 91 Street
- High-traffic arterial roads ideal for retail, office, medical, or service use
- Flexible internal layout with full finished basement and rear entrances, tenant can customize use

PROPERTY ADVANTAGE

- Standalone building (1,900 sq. ft.)
- Basement included at no extra cost
- Zoned Mixed-Use (MU)
- Commercial-grade upgrades already in place
- Front & rear parking available

TRANSPORTATION LINKS

- Busy arterial corner
- Close to Sherwood Park Freeway
- Easy public transit access

SURROUNDING DEMOGRAPHICS

- 65,000+ people within 3 km
- Strong middle-income households
- Established and stable community



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Average individual income	\$92,771
Median household income	\$72,248
Unemployment rate	7.9 %
In labour force	80%

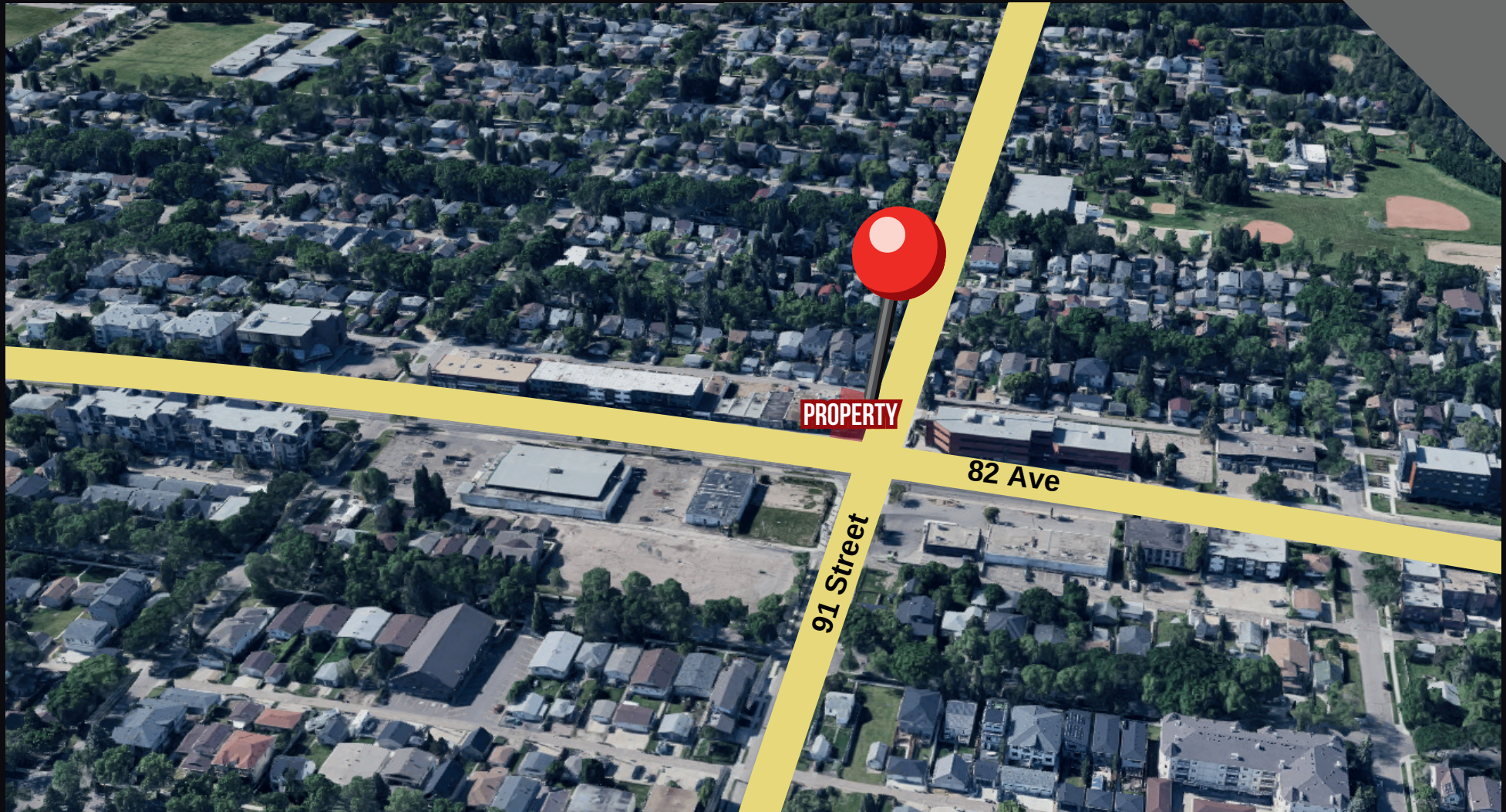
POPULATION



Total population	4,895
Median age	37

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AERIAL MAP



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PROPERTY DETAILS



Transaction Type	For Lease
Basic Rent	Starting @\$28 PSF
CAC	\$12.00 PSF
Lease Type	Net Lease
Lease Term	120 Months (10 Years)
PROPERTY INFORMATION	
Legal	Lot 24, Block 36, Plan 5867KS
Address	8951 82 AV NW, Edmonton AB
Zoning	MU (Mixed-Use)
Land Use/Zoning	King Edward Park
Building Size	1,900 SF (plus finished basement included)
Year Built	1959
Building Type	Standalone Retail
Construction	Concrete Block
Site Features	Ample front and rear parking, 2 rear entrances, commercial-grade safe
Extras	Finished basement free of charge, landlord incentives available

PROPERTY PHOTOS



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently verified by the Purchaser/Tenant.

CONTACT US

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