

FOR LEASE
Q3 2022 POSSESSION

Elite Arcade Plaza

4402 - 118 Avenue NW, Edmonton

Romi Sarna & Associates
Maxwell Polaris



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ROMI SARNA
AND ASSOCIATES

Welcome to Elite Arcade Plaza

Romi Sarna & Associates
Maxwell Polaris

BRAND NEW Prime Retail Single Level Units for Lease. Located in the heart of Beacon Heights/Beverly. FANTASTIC EXPOSURE with direct access onto 118 Avenue. Perfect for Professional / Retail / Office / Daycare / Medical / Pharmacy / Physio / Pizza and more. Ready for possession Q3 2022.

3 Units Available - 2497 SF / 1826 SF / 1826 SF - Totaling 6,149 SF. Come join our community!



Quick access to Wayne Gretzky Drive, Yellowhead Freeway, and Anthony Henday Drive



13,100 VPD on 118 Avenue (2018)



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Opportunity

LEASE RATES STARTING AT:	\$25 PSF
Municipal:	4402 118 Ave NW, Edmonton, AB
Legal:	Plan 8119AH, Block 3, Lots 8-10
Zoning:	CB1
Unit Sizes:	Starting at 1826 SF +/-
Operating Costs:	Est. \$10 PSF (2021)
Year Built:	2022



13,100

AVERAGE VEHICLES
PER DAY,
118 Ave (2018)



578,508

AVERAGE DAYTIME
POPULATION
WITHIN 10KM
RADIUS (2021)



2.7%

ANNUAL
POPULATION
GROWTH
(2021-2031)



26,077

DAYTIME
EMPLOYEES
WITHIN 5KM
RADIUS (2021)



\$1 BILLION

TOAL CONSUMER
SPENDING WITHIN 2KM
RADIUS (2021)

SOURCED FROM 2022 COSTAR DEMOGRAPHICS

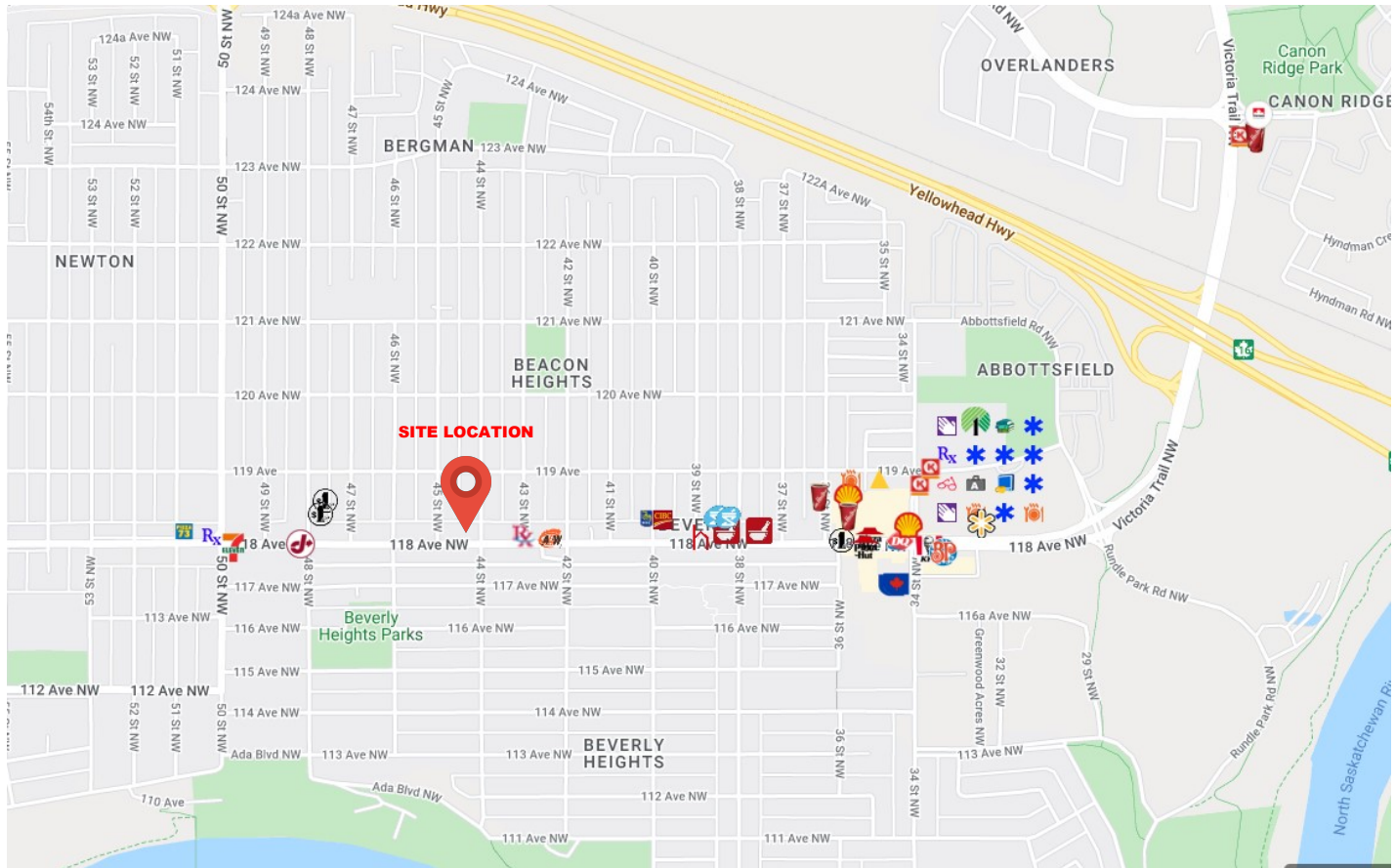


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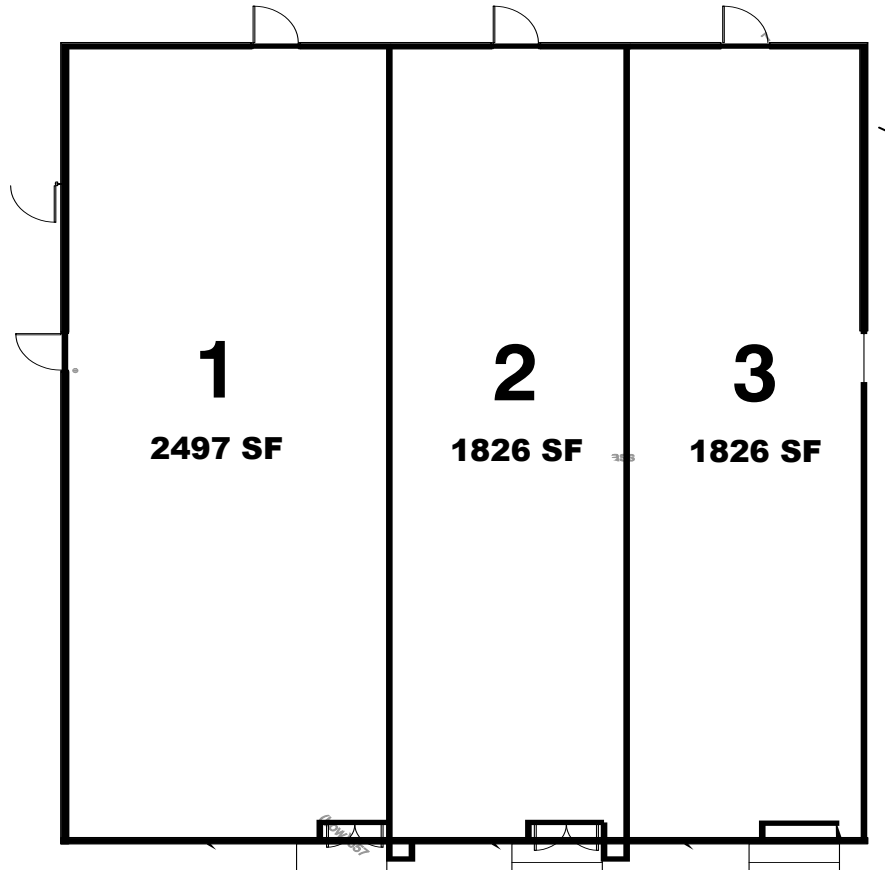
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Floor Plan



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