



**CANNABIS**

FOR LEASE

**CITY PLAZA**

11250 82 Street NW,  
Edmonton, AB

**Massage Therapy**  
A TOUCH OF THAI  
Deep Tissue • Thai Oil • Prenatal • Massage by Students  
Thai Stem • Thai Table • Myofascial Cupping • Fire Cupping

**Medical Clinic**

**Pharmacy**

**EXPRESS MART**

**CONNECT LIQUOR**

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Devan Ramage**  
Associate  
780 702 9479  
devan.ramage@cwedm.com

**Ruhee Merali**  
Senior Associate  
587 635 1880  
ruhee.merali@cwedm.com

# PROPERTY OVERVIEW

On site retailers include Little Caesars, Express Mart, Connect Liquor, Touch of Thai Massage Therapy, Crown Cannabis, and Galaxy Medical Clinic/Pharmacy! Area retailers include Save On Foods, McDonalds, Subway, Panago Pizza, and many others!

Strategically located on the North West Corner of 112th Avenue & 82nd Street in close proximity to Coliseum

82nd Street sees approximately 18,000 vehicles per day and over 17,600 along 112th Avenue

High exposure signage opportunities available

CB1 Low Intensity Business Zoning allows for a large variety of uses

# PROPERTY DETAILS

## LEGAL DESCRIPTION

Plan 2021647, Block 9, Lot 6

## ZONING

CB1 Low Intensity Business Zone

## NEIGHBOURHOOD

Cromdale

## POSSESSION

Available Immediately

## LEASE RATE

Market

## OPERATING COSTS

\$16.00 per SF (2026)

# PROPERTY PHOTOS



# PROPERTY PHOTO



## DEMOGRAPHICS

### POPULATION & HOUSEHOLD SUMMARY (3KM)

2021 Population (Census) 66,956  
2024 Population Estimate 71,590  
2027 Population Projection 76,534



112 AVENUE (18,705 VPD)

### AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of \$94,907



COMMONWEALTH STADIUM

82 STREET (21,608 VPD)

### VEHICLES PER DAY

21,608 VPD on 82 Street  
20,203 VPD on 112 Avenue



