



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SUBLEASE

WAYNE GRETZKY DRIVE SUBLEASE

7210 119 Avenue,
Edmonton, AB

EXCELLENT EXPOSURE

GOOD ACCESS

HIGH EXPOSURE WAYNE GRETZKY DRIVE LOCATION

PROPERTY HIGHLIGHTS

- Excellent Exposure
- Good Access
- Strong Co-tenancy
- High Vehicle Traffic Area

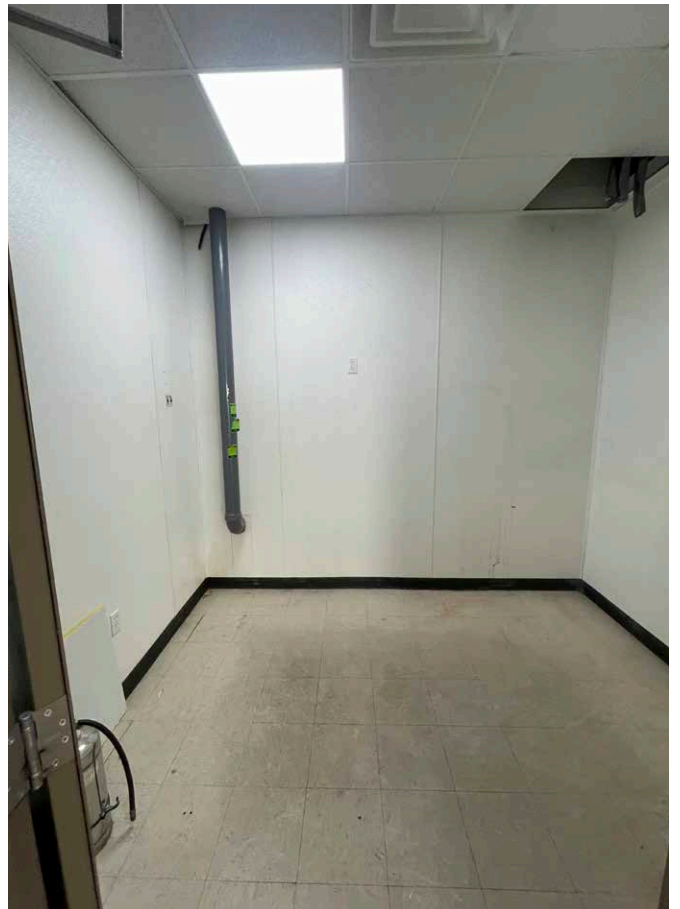
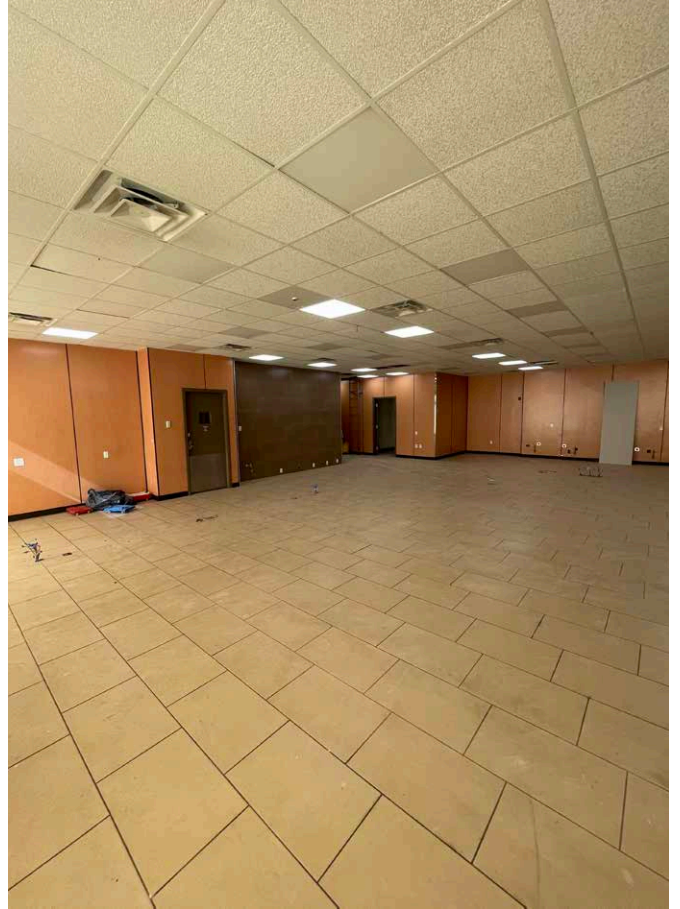
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PROPERTY PHOTOS



PROPERTY PHOTOS

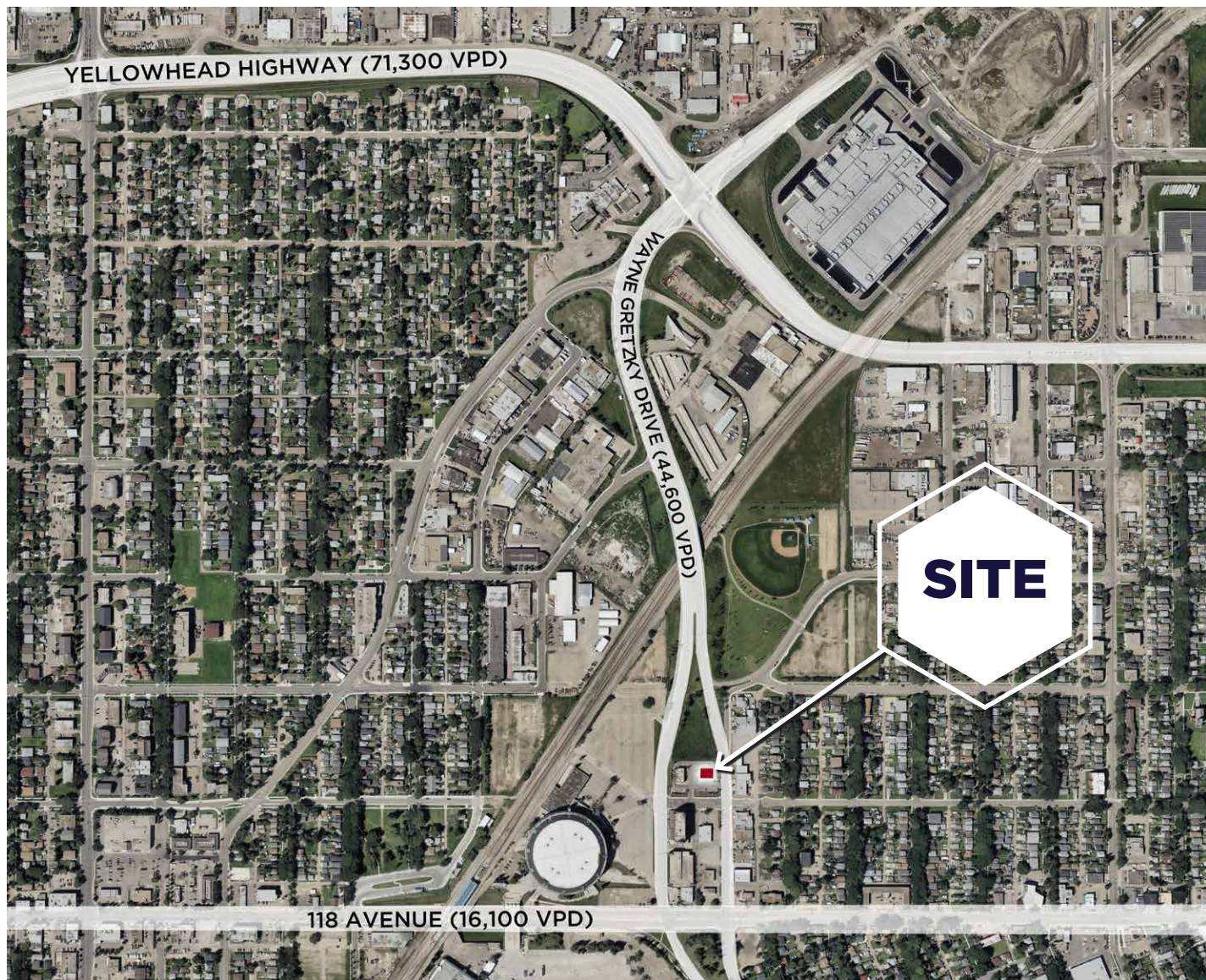


PROPERTY DETAILS

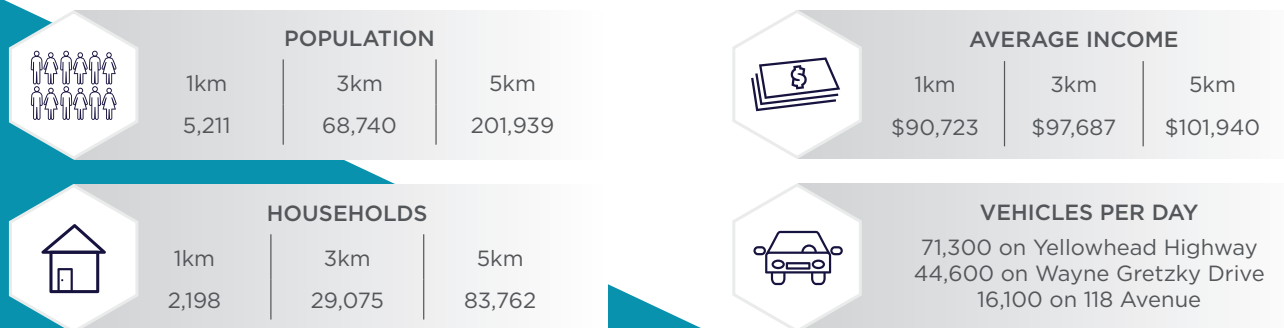
Municipal Address:	7210 119 Avenue, Edmonton, AB
Legal Description:	Plan 0728378, Block 7, Lot 31
Zoning:	MU (Mixed Use)
Neighbourhood:	Montrose

Lot Area:	1.01 Acres
Size:	2,952 SF
Lease Expiry:	May 31, 2028
Rent:	\$25.00/SF

AERIAL



DEMOGRAPHICS



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