

FOR LEASE



CAVANAGH

10906 - 30 AVENUE SW
EDMONTON, ALBERTA

AVAILABLE IMMEDIATELY

1,063 - 4,588 SF AVAILABLE

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY DETAILS

Municipal Address

10906 - 30 AVENUE SW,
Edmonton, AB

Legal Description

Plan 1822591, Block 7, Lot 100

Zoning

CN - Neighbourhood
Commercial Zoning

Neighbourhood

Cavanagh

Built

2025



PROPERTY HIGHLIGHTS

- Come join Kepler Academy, Kidstrong, Shell Gas Station, Cavanagh Dental, Prime Taekwondo, Uno Pizza and Boss Liquor.
- High traffic neighborhood shopping centre strategically located on the northeast corner of 111 Street & 30th Avenue.
- Nearby area businesses include: Heritage Valley Mercedes, Infiniti South Edmonton, Gateway Toyota and Leading Edge Physio.
- High exposure signage opportunities available.
- CN - Neighbourhood Commercial Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Additional Rent (Plus Admin): \$17.54 / SF (2026)



AREA DEMOS



HOUSEHOLDS

1KM	3KM	5KM
2,837	21,767	45,531



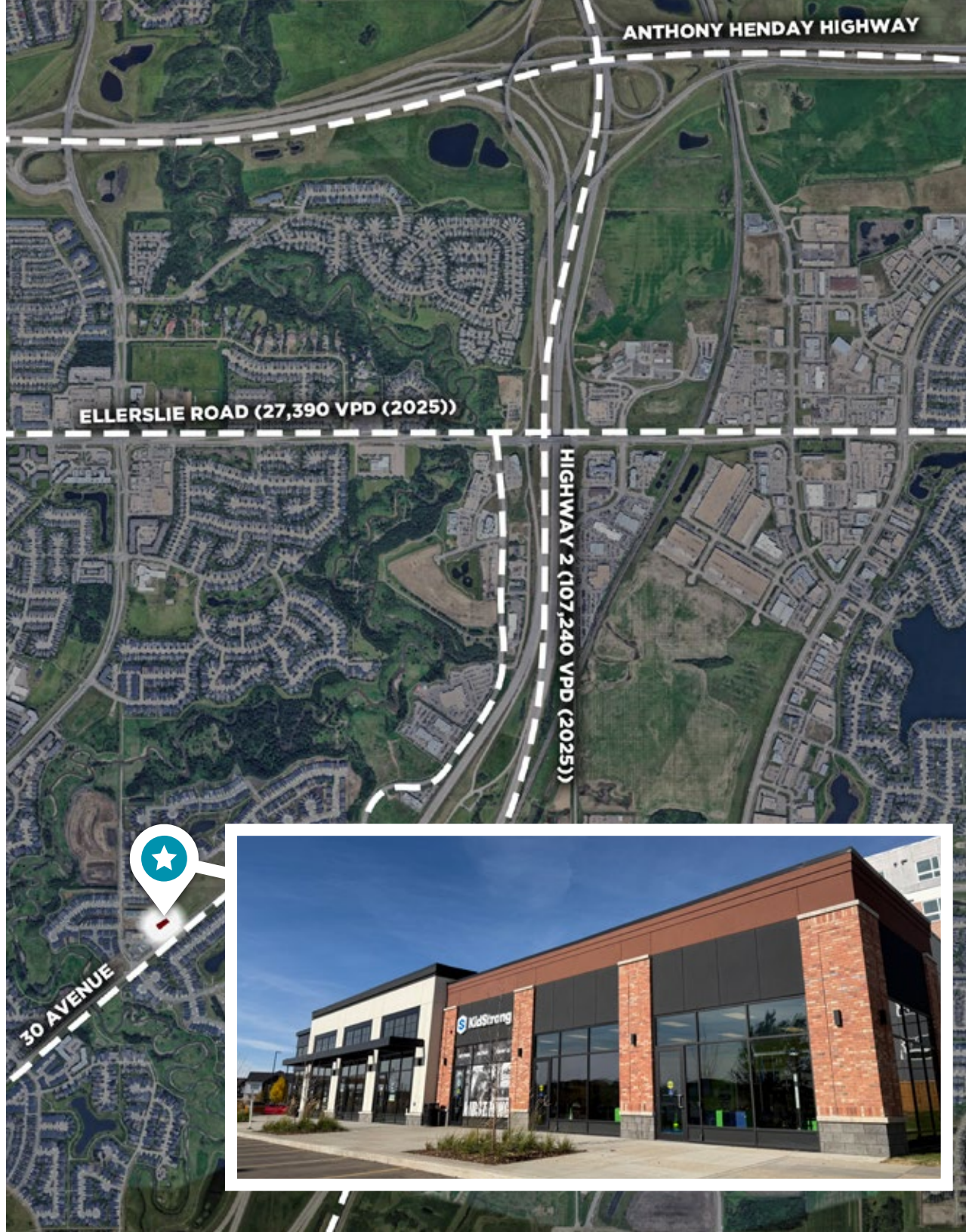
POPULATION

1KM	3KM	5KM
8,988	64,277	136,624



AVERAGE INCOME

1KM	3KM	5KM
\$154,028	\$144,809	\$149,709





KEEP IN TOUCH



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