

FOR LEASE

 **CUSHMAN & WAKEFIELD**
Edmonton



CAVANAGH

10906 - 30 AVENUE SW
EDMONTON, ALBERTA

AVAILABLE IMMEDIATELY

1,063 - 8,188 SF AVAILABLE

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

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Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

Devan Ramage
Associate
780-420-1177
devan.ramage@cwedm.com

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, 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): \$23.96 /SF (2026)
OPC: \$10.20 /SF | **TAX:** \$13.76 /SF



AREA DEMOS



HOUSEHOLDS

1KM	3KM	5KM
2,824	21,258	44,242



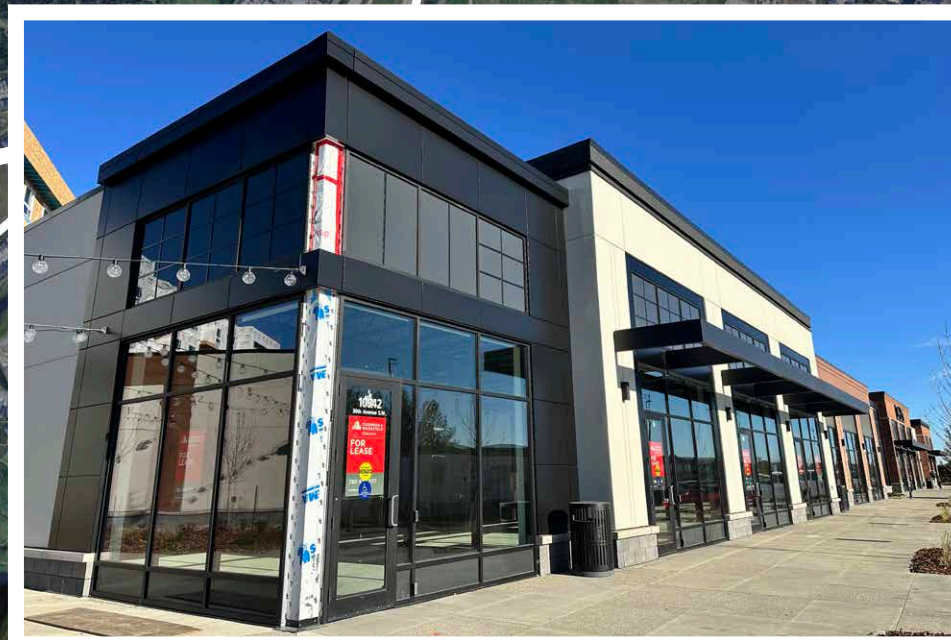
POPULATION

1KM	3KM	5KM
8,697	60,953	128,940



AVERAGE INCOME

1KM	3KM	5KM
\$155,306	\$145,701	\$150,897





KEEP IN TOUCH



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