

# FOR LEASE

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

 **CAMERON**  
DEVELOPMENT  
CORPORATION



# CAVANAGH

10906 - 30 AVENUE SW  
EDMONTON, ALBERTA

**AVAILABLE IMMEDIATELY**

**1,063 - 8,188 SF AVAILABLE**

**CUSHMAN & WAKEFIELD**  
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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, 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



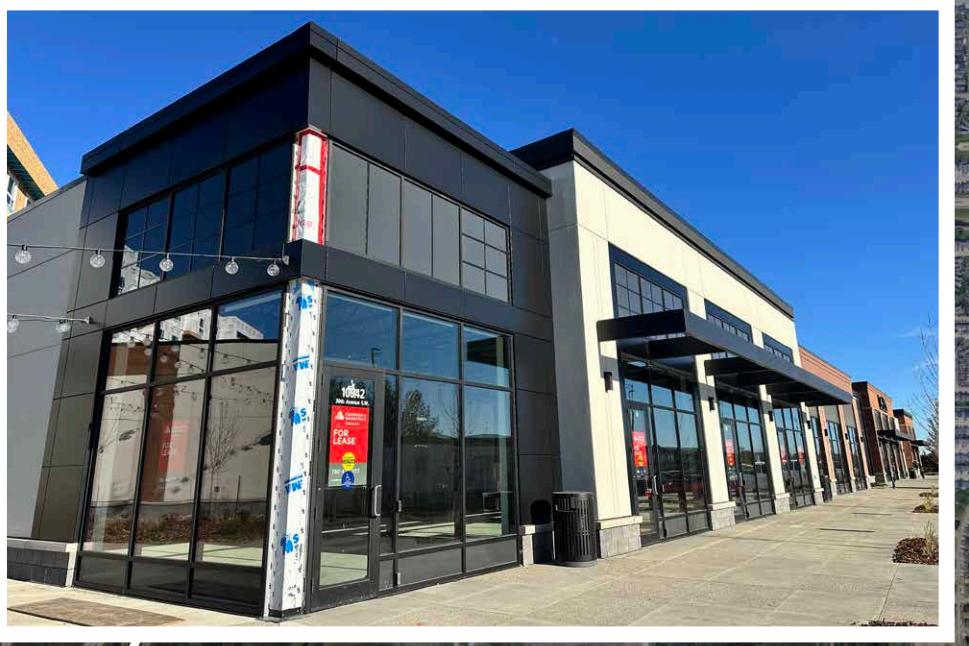
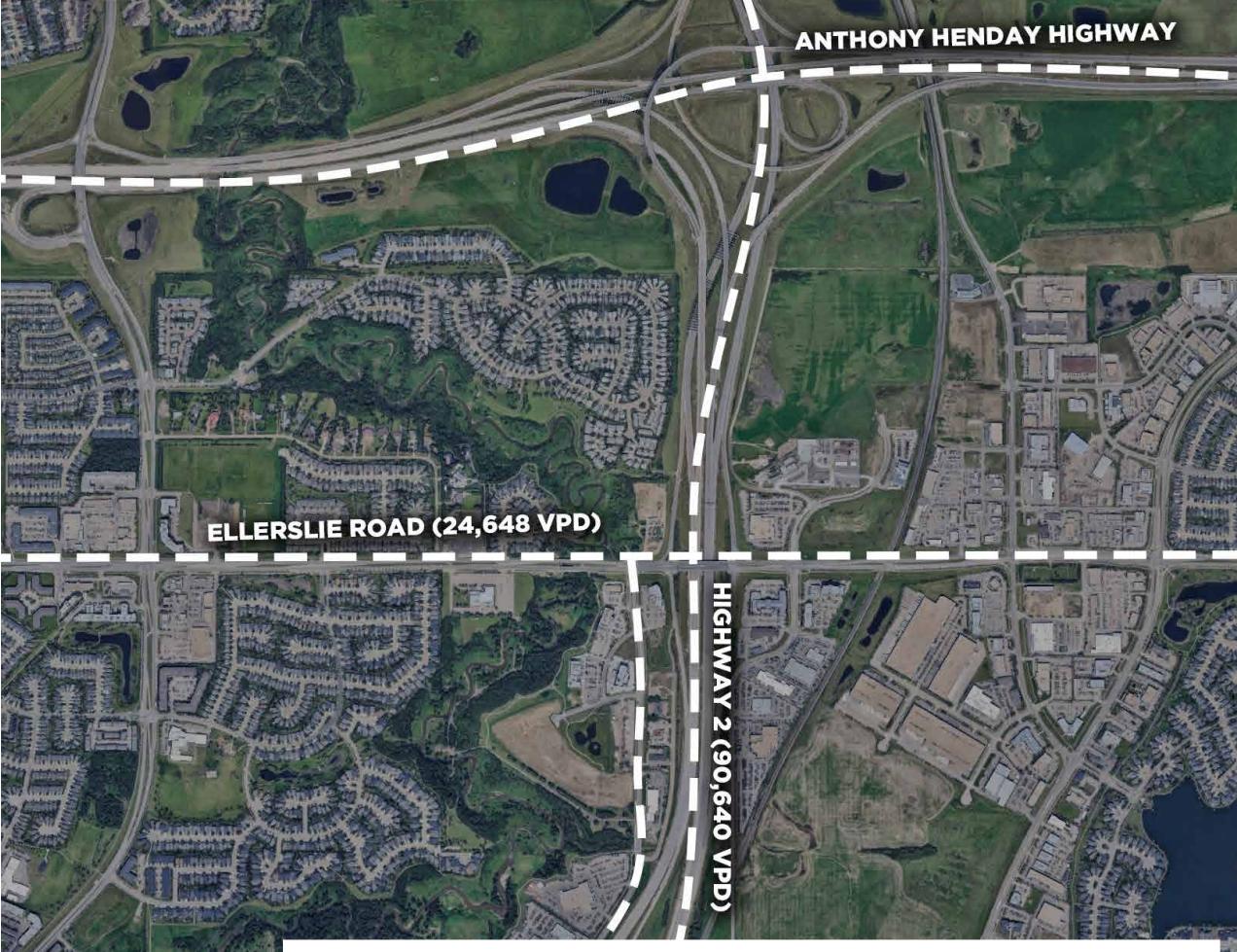
## POPULATION

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



## AVERAGE INCOME

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





# KEEP IN TOUCH



Edmonton

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