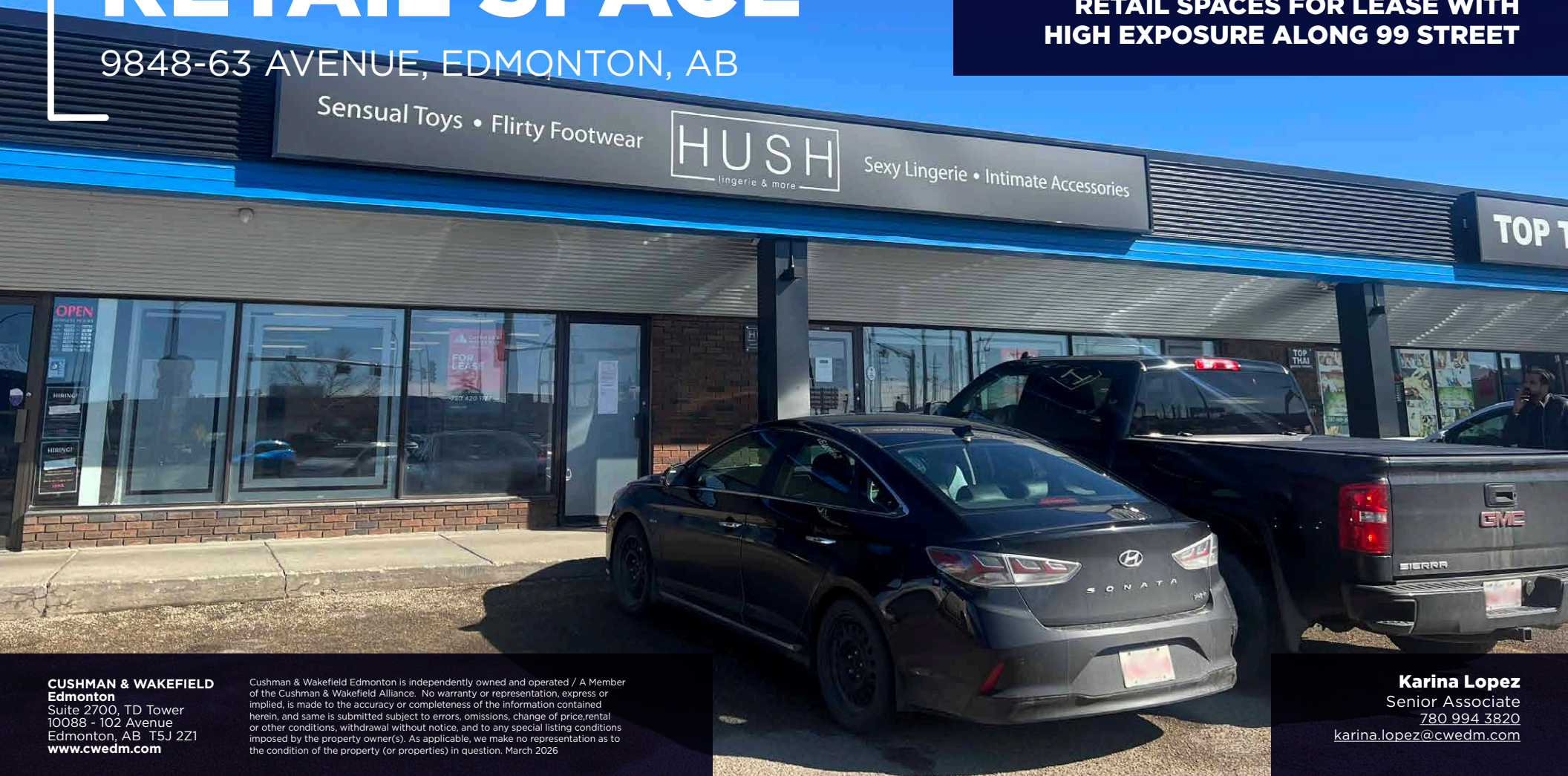


FOR LEASE

ARGYLL CENTRE RETAIL SPACE

9848-63 AVENUE, EDMONTON, AB

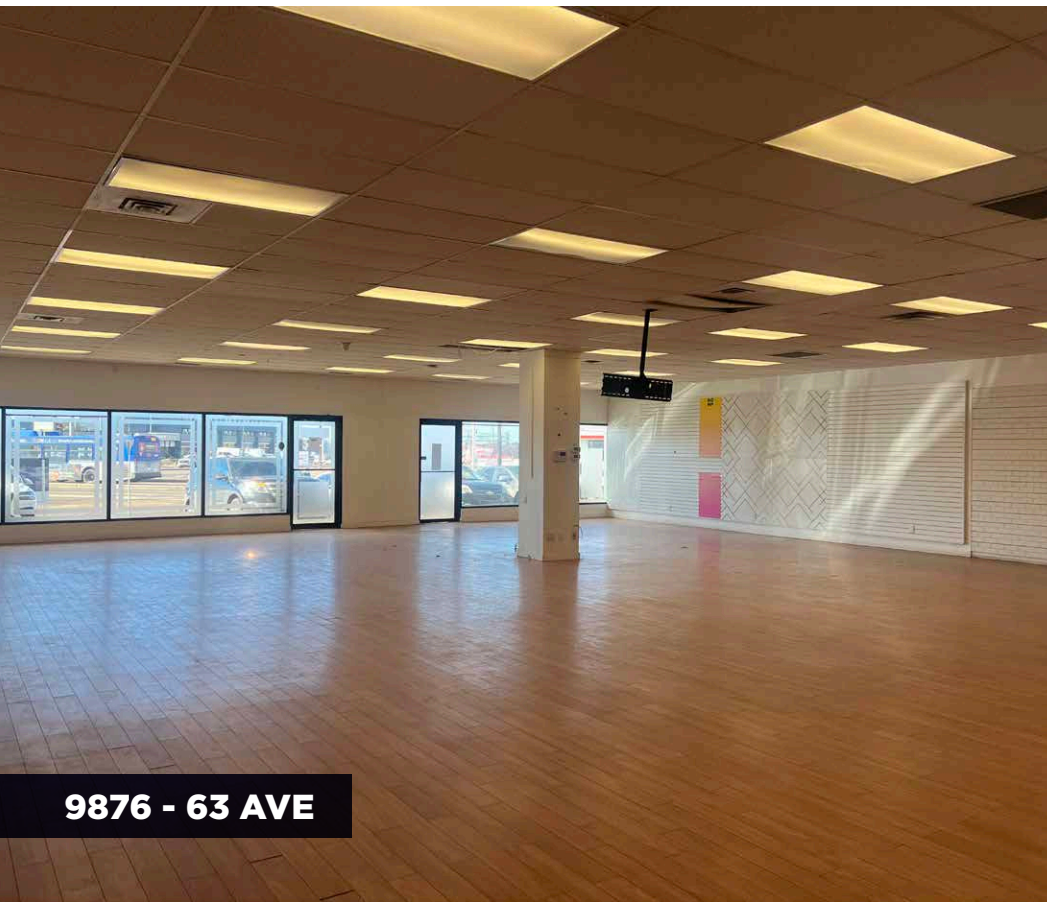
**RETAIL SPACES FOR LEASE WITH
HIGH EXPOSURE ALONG 99 STREET**



PROPERTY DETAILS

Municipal Address	9848 - 63 Avenue, Edmonton, AB 9876 - 63 Avenue Edmonton, AB
Legal Description	Plan 886KS, Block 29, Lot 65
Property Type	Retail
Zoning	CN (Neighborhood Commercial)
Operating Costs	\$12.00 per SF (est. 2025)
Availability	1,662 SF & 2,943 SF

9848 - 63 AVE



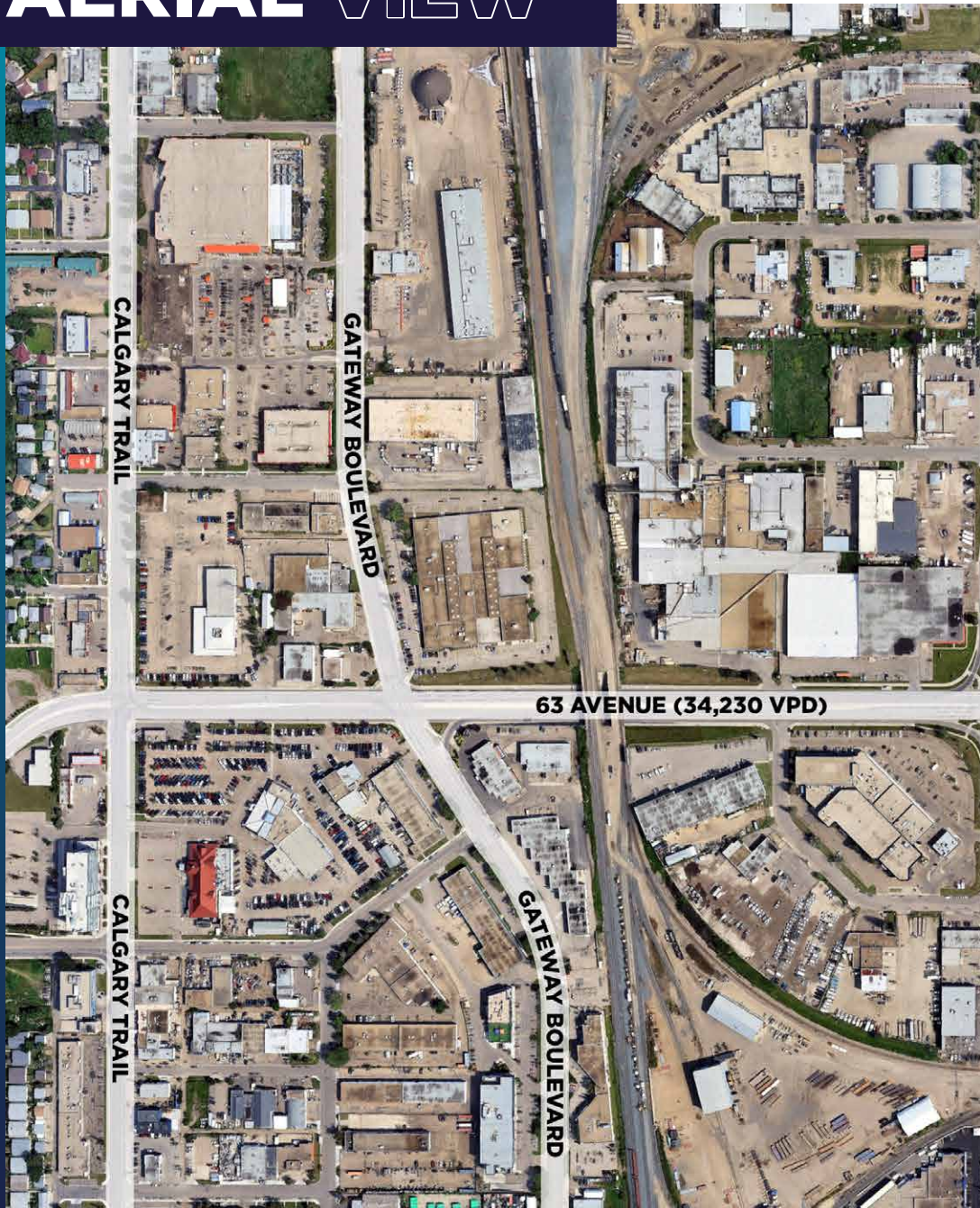
9876 - 63 AVE

PROPERTY HIGHLIGHTS

Discover Argyll Centre retail space for lease at 9840-63 Avenue, Edmonton. This busy shopping centre offers 1,662 SF with prime exposure to 99 Street and Argyll Road. Ideal for a pharmacy, flower shop, medical clinic, or service-based business. Features immediate availability, attractive lease rates, and low operating costs.

- Busy shopping centre with exposure to 99 Street & 63 Avenue (Argyll Road).
- Ideal for a physiotherapist, acupuncturist, flower shop, etc.
- Available immediately.
- Attractive rates and low operating costs.

AERIAL VIEW



AREA DEMOGRAPHICS



HOUSEHOLDS

1KM	3KM	5KM
4,982	67,073	184,021



AVERAGE INCOME

1KM	3KM	5KM
\$125,219	\$121,410	\$126,237



POPULATION

1KM	3KM	5KM
11,702	147,257	429,584



VEHICLES PER DAY

99 Street: 35,960 VPD
63 Avenue: 34,230 VPD

