

KENSINGTON CROSSING

NEC of 127 Street & 137 Avenue, Edmonton, AB



2 BAYS AVAILABLE | 1,485 SF + 1,493 SF = TOTAL COMBINED 2,978 SF

1,493 SF - AVAILABLE IMMEDIATELY

1,485 SF - AVAILABLE WITHIN 30 DAYS AFTER ACCEPTANCE

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PROPERTY HIGHLIGHTS

- 12644 - 137 Avenue (developed as a flower shop) - 1,485 SF
- 12640 - 137 Avenue (developed as a hair salon) - 1,493 SF
- Operating Costs \$17.58 /SF - estimated budget for 2026
- Great opportunity for physiotherapist, chiropractor & massage therapist, tax offices, insurance, tutoring or other QSR concepts
- Pylon opportunity
- Other tenants include: Dollarama, Cora's, Sherwin Williams, Pizza Hut, Westgate Halal, Dental office, Medical Supplies, etc.

MUNICIPAL ADDRESS

12640 / 12644 - 137 Avenue,
Edmonton, AB

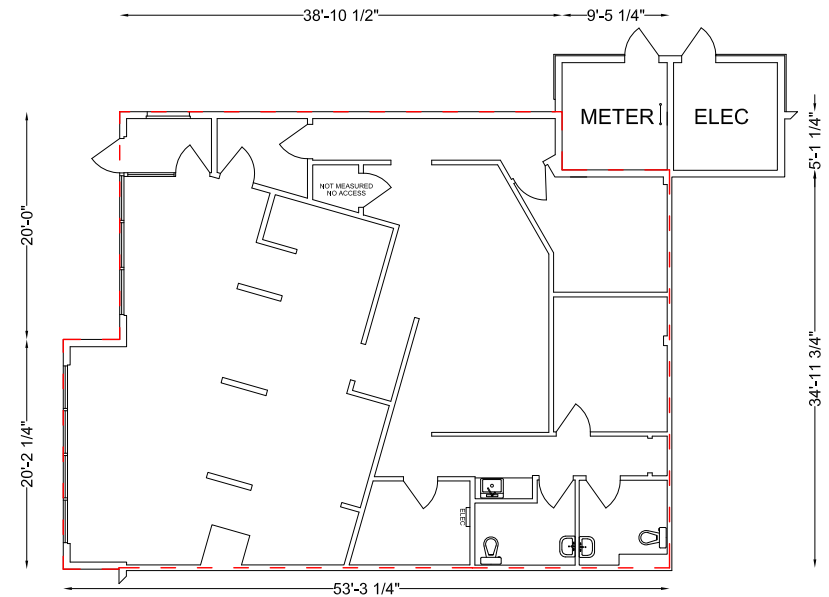
AVAILABILITY

1,493 SF (12640 - 137
Avenue) - Available
Immediately



FLOOR PLAN

12644 - 137 AVENUE
1,485 SF



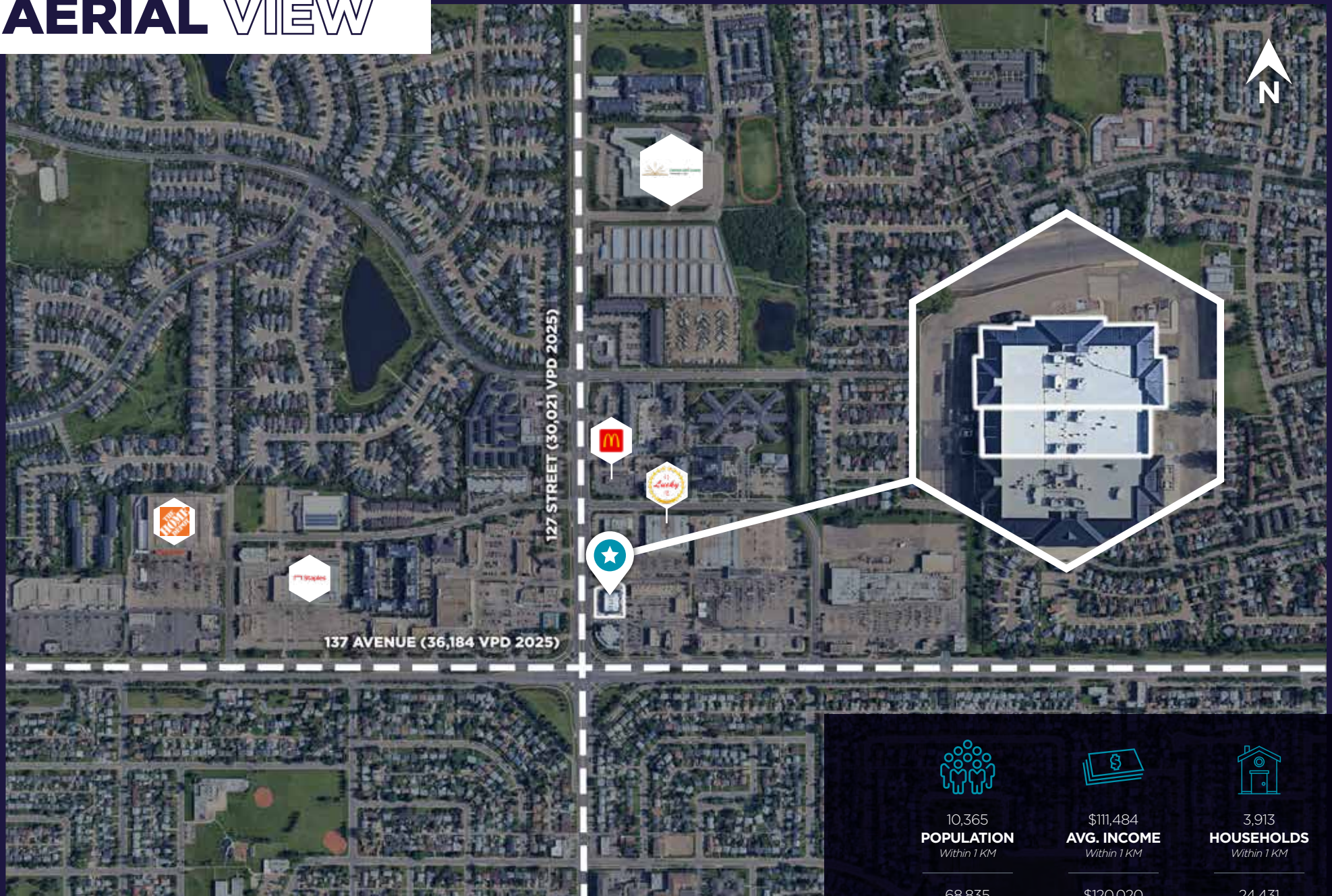
SITE PLAN



PROPERTY PHOTOS



AERIAL VIEW



10,365
POPULATION
Within 1 KM



\$11,484
AVG. INCOME
Within 1 KM



3,913
HOUSEHOLDS
Within 1 KM

68,835

POPULATION
Within 3 KM

\$120,020

AVG. INCOME
Within 3 KM

24,431

HOUSEHOLDS
Within 3 KM

160,948

POPULATION
Within 5 KM

\$115,361

AVG. INCOME
Within 5 KM

58,931

HOUSEHOLDS
Within 5 KM

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