

FOR LEASE

CITY PLAZA

11250 82 Street NW, Edmonton, AB



JOIN DAIRY QUEEN



2 RETAIL UNITS AVAILABLE

Cushman & Wakefield Edmonton

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PROPERTY OVERVIEW

On site retailers include Dairy Queen, Little Caesars, Express Mart, Connect Liquor, Touch of Thai Massage Therapy, Crown Cannabis, and Galaxy Medical Clinic/ Pharmacy! Area retailers include Save On Foods, McDonalds, Subway, Panago Pizza, and many others!

Strategically located on the North West Corner of 112th Avenue & 82nd Street in close proximity to Coliseum

82nd Street sees approximately 18,000 vehicles per day and over 17,600 along 112th Avenue

High exposure signage opportunities available

CB1 Low Intensity Business Zoning allows for a large variety of uses

PROPERTY PHOTOS



PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 2021647, Block 9, Lot 6

ZONING

CB1 Low Intensity Business Zone

NEIGHBOURHOOD

Cromdale

POSSESSION

Available Immediately

LEASE RATE

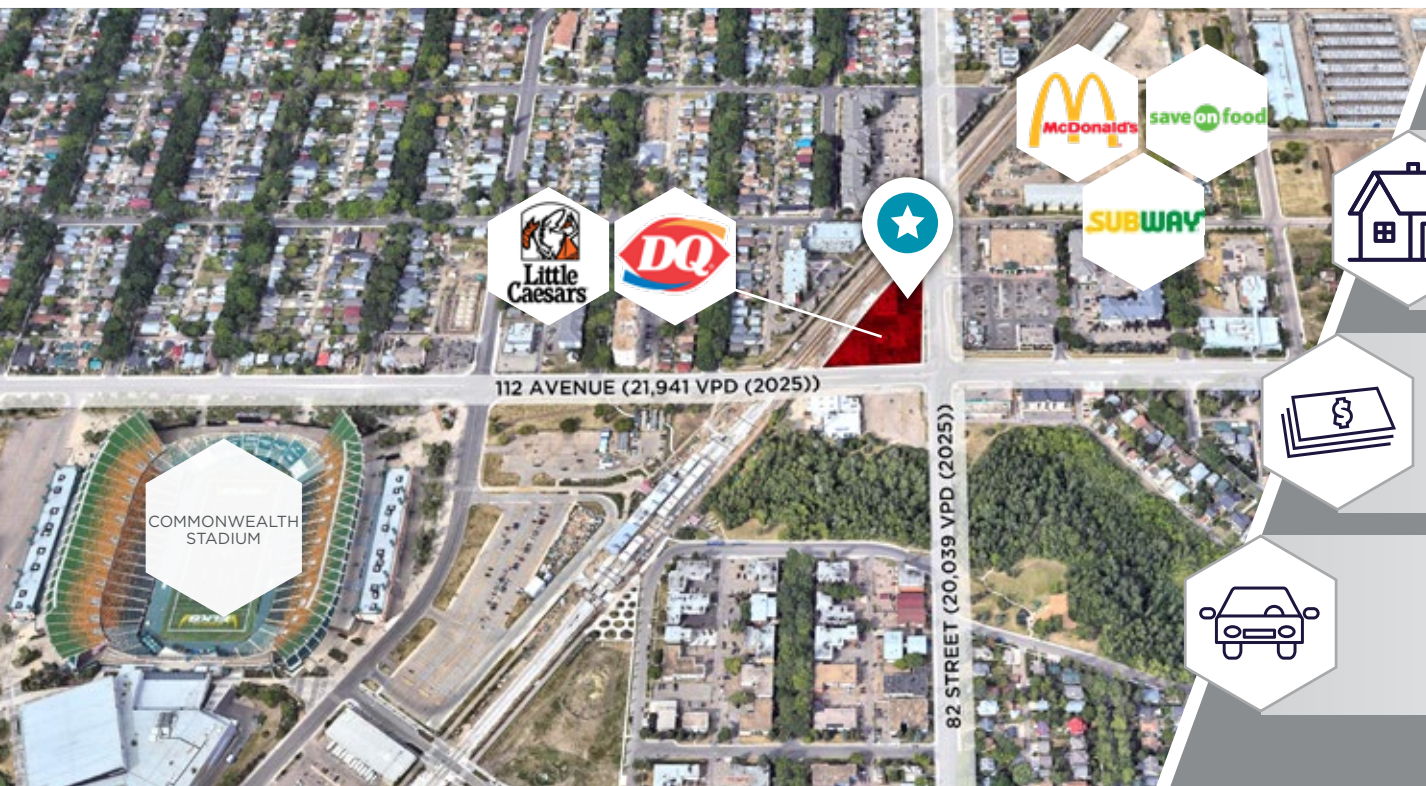
Market

OPERATING COSTS

\$14.00 per SF (2026)



PROPERTY PHOTO



DEMOGRAPHICS

POPULATION & HOUSEHOLD SUMMARY (3KM)

2021 Population (Census) 66,935
2026 Population Estimate 76,218
2029 Population Projection 79,118

AVERAGE HOUSEHOLD INCOME 3KM RADIUS

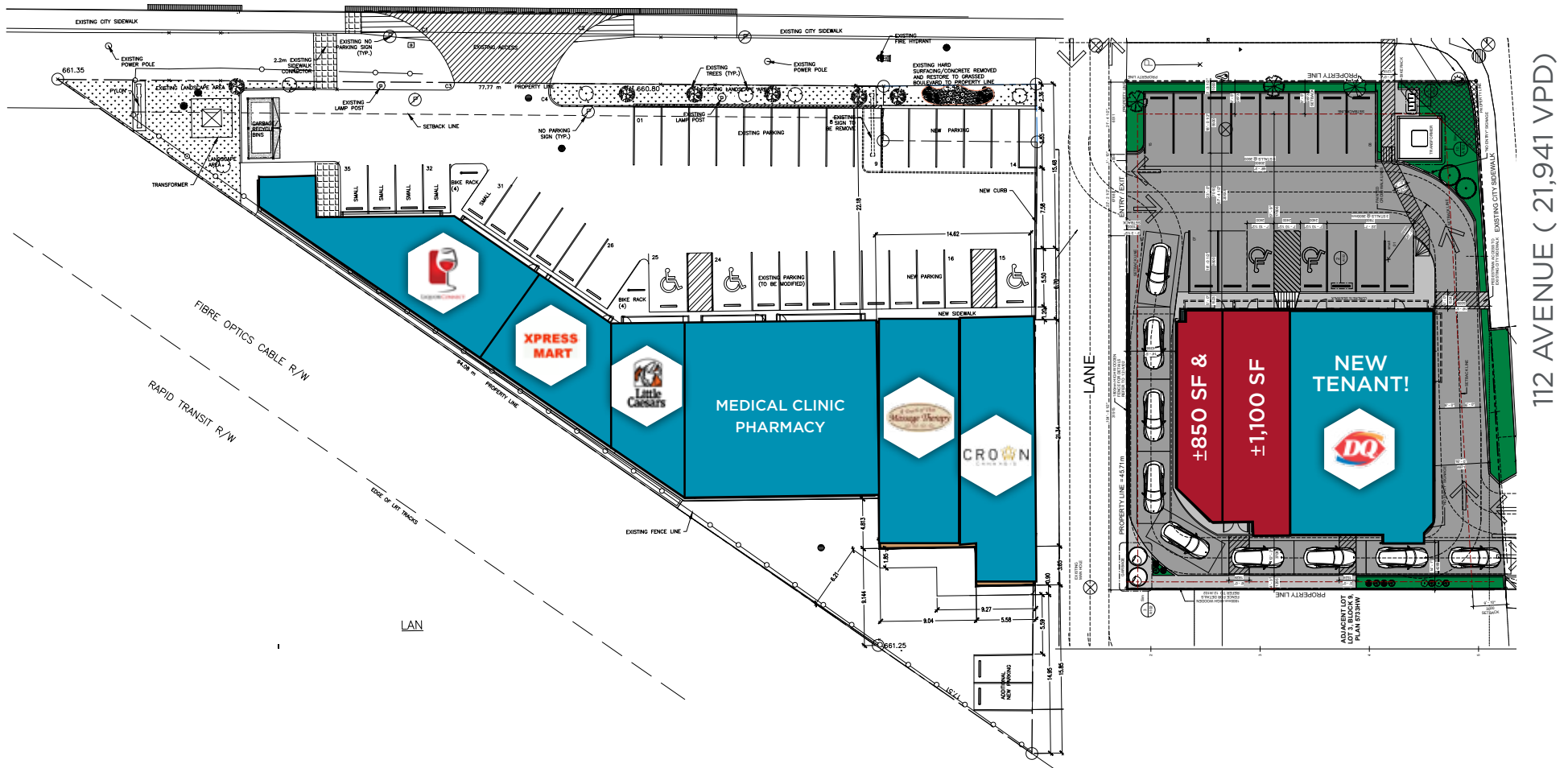
Average household income of \$93,970

VEHICLES PER DAY

20,039 VPD on 82 Street
21,941 VPD on 112 Avenue

SITE PLAN

82 STREET (20,039 VPD)



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