FOR LEASE

CITY PLAZA

11226 82 Street NW, Edmonton, AB

CUSHMAN & WAKEFIELD Edmonton



LAST RETAIL UNIT AVAILABLE!

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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

Neighbourhood Commercial (CN) Zoning allows for a large variety of uses

PROPERTY DETAILS

LEGAL DESCRIPTION
Plan 2021647, Block 9, Lot 6

ZONING
Neighbourhood Commercial (CN)

NEIGHBOURHOOD
Cromdale

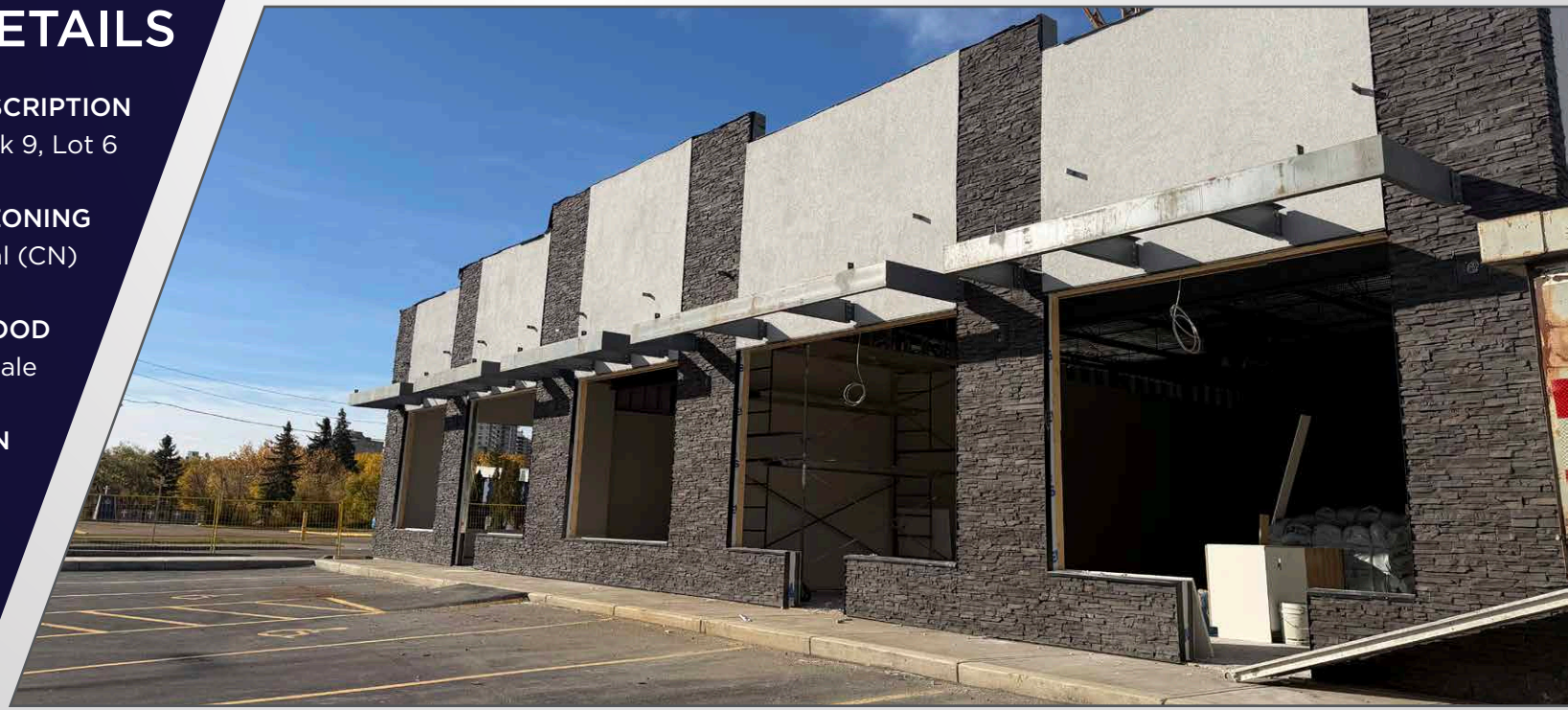
POSSESSION
Available Immediately

LEASE RATE
Market

OPERATING COSTS
$14.00 per SF (2026)

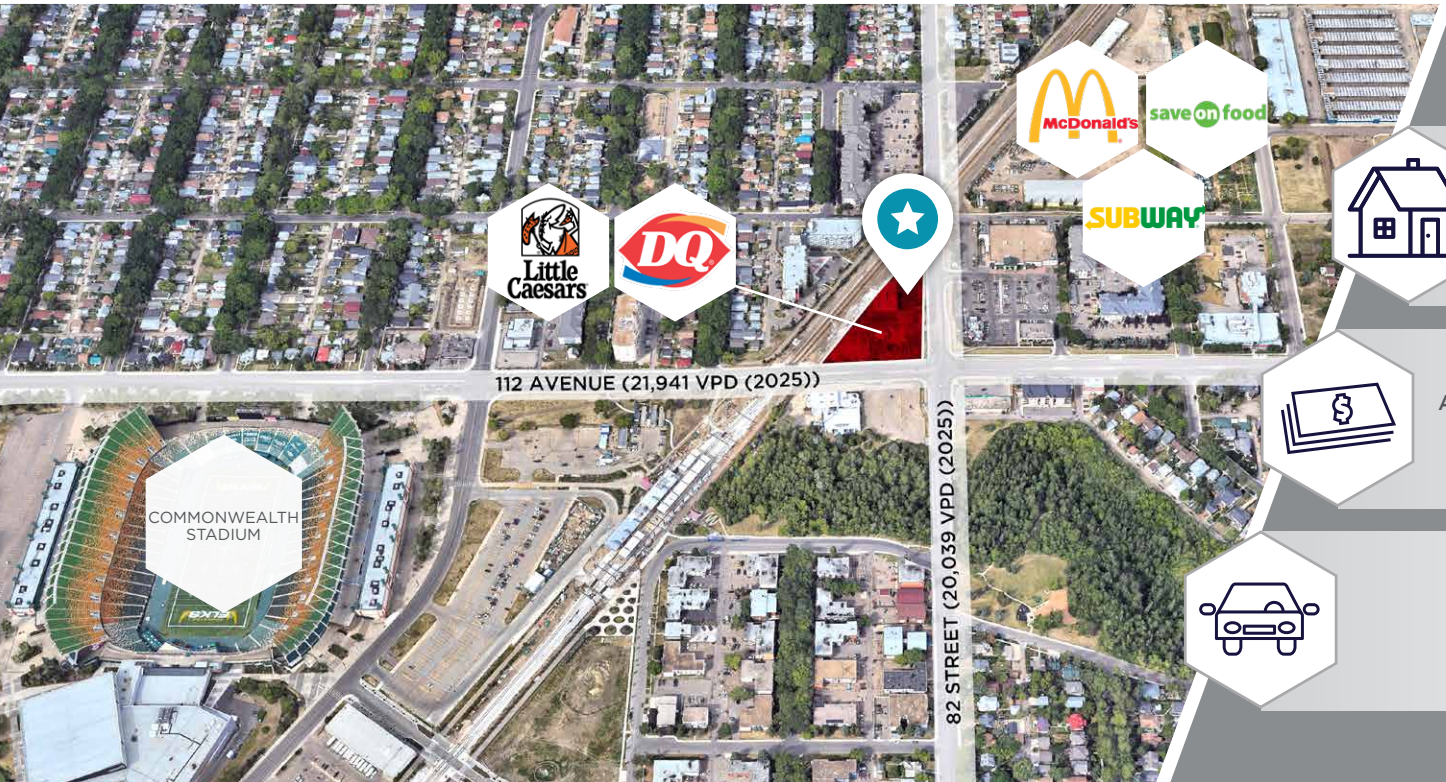
PROPERTY PHOTOS





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

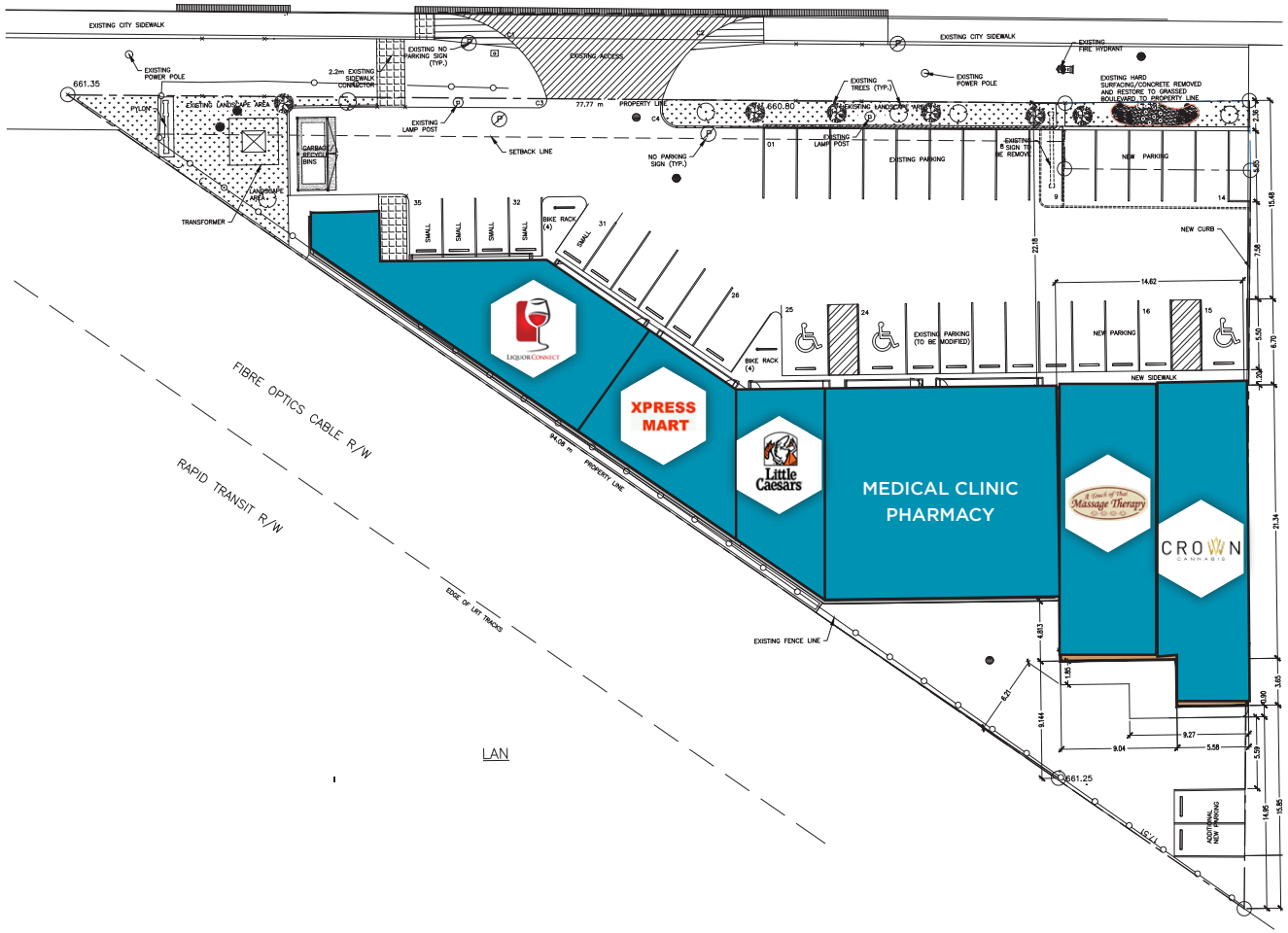
Average household income of **$93,970**

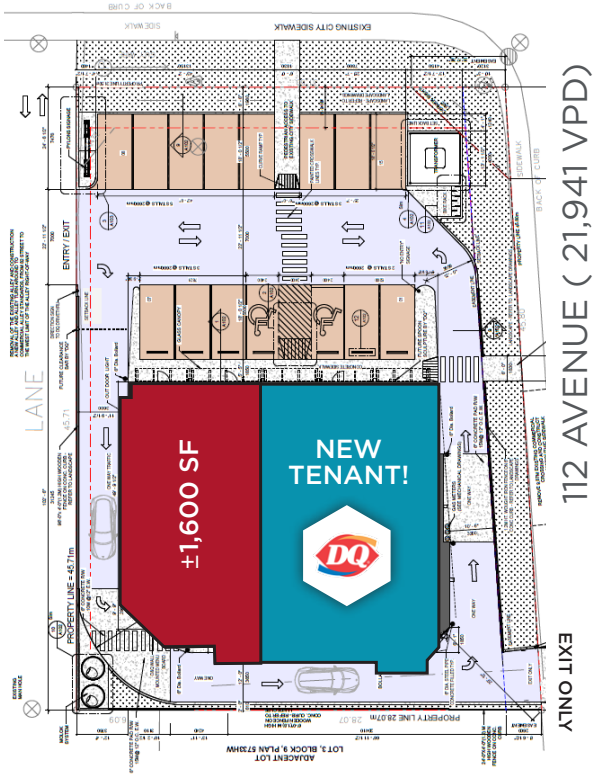
VEHICLES PER DAY

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

SITE PLAN

82 STREET (20,039 VPD)





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