

SUB-LEASE OPPORTUNITY IN 66 STREET PLAZA

4214 66 STREET NW, EDMONTON, AB T6K4A2

SUB-LEASE



PROPERTY HIGHLIGHTS

Opportunity to sub-lease up to 1,200 SF space or any portion thereof from a 2,860 SF bay in the busy 66 Street Plaza. TI allowance and free rent available.

- Up to 1,200 SF exclusive use space available.
- Shared amenities with dental practice
- Busy 66 Street Plaza location
- Anchored by McDonalds
- Shadow anchored by ESSO Gas and Tim Hortons

PROPERTY DETAILS

Address:	4214 66 Street NW, Edmonton, AB T6K4A2
Legal Description:	1121841, Unit 12
Bay Size:	2,860 SF +/-
Exclusive Use Space:	1,000 SF +/-
Year Built:	1982
Tax:	\$5.82/SF (2021)
Condo Fees:	\$4.71/SF
Lease Rate:	Market
Term:	Negotiable

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant.

THE AREA



DEMOGRAPHICS | 2 KM RADIUS



Population:
Residents: 13,498
Pop. Growth 2018 - 2023: 2.54%



Vehicles Per Day:
66 St NW: 16,500 VPD
Whitemud Drive: 75,800 VPD



Household Income:
AHI: \$82,000
54.1% of households earn over \$100,000

