4240 66 STREET NW, EDMONTON, AB T6K4A2



PROPERTY DETAILS

- Free Standing Building
- Located on South-West corner of Whitemud Drive & 66 Street NW
- Anchored by McDonald's
- Shadow Anchored by ESSO Gas & Tim Hortons
- Busy Retail Plaza, Street Front Location

Address:	4240 66 St NW, Edmonton
Legal Description:	Plan 1121841, Unit 2
Zoning:	CSC, Shopping Centre Zone
Signage:	Fascia and Pylon Signage
Bay Size:	721 SF
Property Tax:	\$5,530.06 (2021)
Condo Fee:	\$2,700 (2021)
Interior Improvement:	New Exhaust, Makeup Air and HVAC, Full commercial Kitchen for Pizza Restaurant
Parking:	Dedicated store front & ample scrambled



COMMERCIAL DIVISION

Syamal Raha

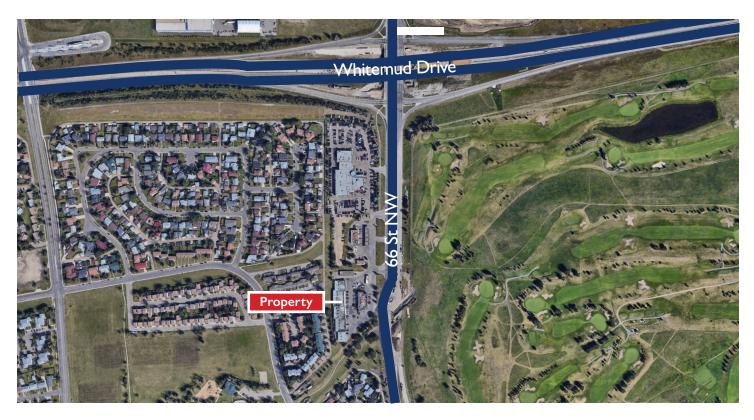
Associate Broker

E: Syamal.Raha@AlbertaCRE.ca

D: 780.710.7000

#201, 5607 199 Street Edmonton, AB T6M 0M8

THE AREA



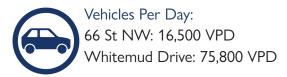
DEMOGRAPHICS | 2 KM RADIUS



Population:

Residents: 13,498

Pop. Growth 2018 - 2023: 2.54%





Household Income:

AHI: \$82,000

54.1% of households earn over \$100,000



