

# RETAIL DEVELOPMENT FOR LEASE

15415 144 St NW, Edmonton, AB

## Property Description

Be the inaugural occupant of a brand-new retail complex situated at the forefront of 142 Street NW. Notably, the City of Edmonton has earmarked 153 Avenue for extension, facilitating connectivity from Campbell Road to 142 Street. This strategic positioning places the Naki Transit Centre just a two-minute drive away and positions your establishment within walking distance of the forthcoming Metro Line Northwest LRT line. Accessibility is further enhanced with mere minute's drive from both the Anthony Henday and Mark Messier Trail (Hwy 2). Your establishment will serve as the final retail stop before reaching the residential neighbourhoods in the northwest.

**2,500 - 26,000 SF**

PROJECT SIZE

**MARKET**

ASKING RENT

**SUMMER 2025**

AVAILABILITY

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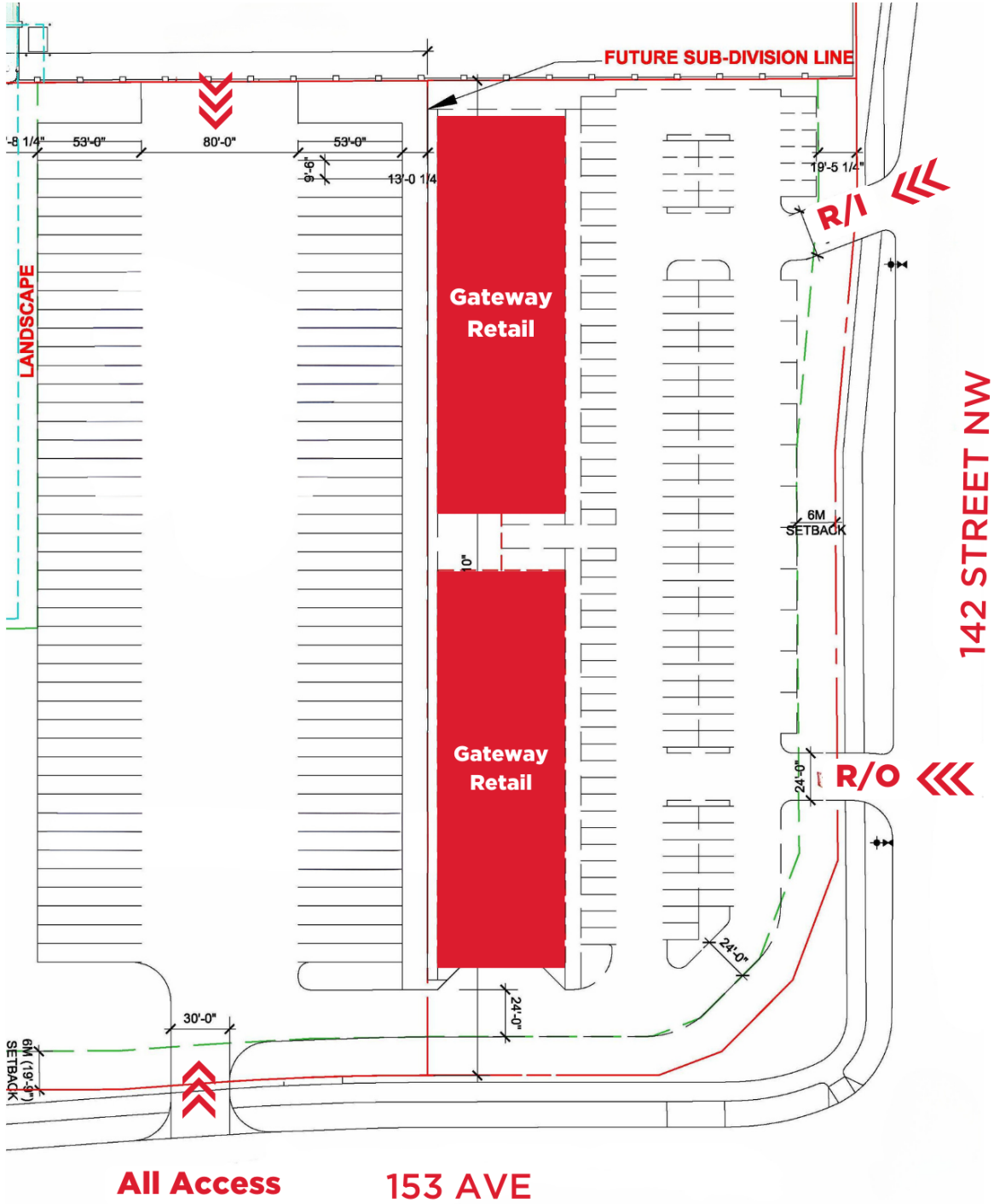
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# PROPOSED DEVELOPMENT PLAN



# LOCATION & PROPERTY SPECIFICATIONS



## Property Highlights

Address:	15415 144 Street NW, Edmonton AB
Future Address:	142XX 153 Avenue NW
Legal:	Easterly 2.5 Acres of Plan 2221265; Block 5; Lot 2
Project Size:	2,500 to 26,000 SF
CRU Size:	2,500 SF+
Zoning:	Business Employment (formerly IB)
Asking Rents:	Negotiable
CAM Costs:	TBD
Availability:	Summer 2025

\*Although the site will be a maximum of 26,000 sf the configuration and size of the final rendering will be subject to tenancies secured and requirements therefor



FOR MORE INFORMATION CALL  
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 780-667-1765