

# RETAIL/OFFICE SPACE IN 66 STREET PLAZA

4228 66 ST, EDMONTON, AB | FOR LEASE



Great opportunity for office/retail business in the vibrant 66 Street Plaza. Anchored by McDonalds, shadow anchored by ESSO/Tim Hortons, located on LRT route and easy access to Whitemud Drive. Could be a great location for a family Physician, law office, accountant, fashion boutique, jewelery store, health food, pet food and many more usages. Nicely developed space. TI allowance might be available!!

## PROPERTY HIGHLIGHTS

- Ideal Bay Size
- Low Rent & Operating Cost
- Busy Plaza
- Roller Shutters Provide Extra Security
- Available Immediately
- Ample Parking
- Pylon Signage might be available

## PROPERTY DETAILS

Address:	4228 66 St NW, Edmonton
Space:	1,030 SF +/-
Zoning:	CSC
Property Tax:	\$5,795.69 (2021)
Base Rent:	\$25 PSF
Common Area:	\$12 PSF (Estimate) Including Property tax



RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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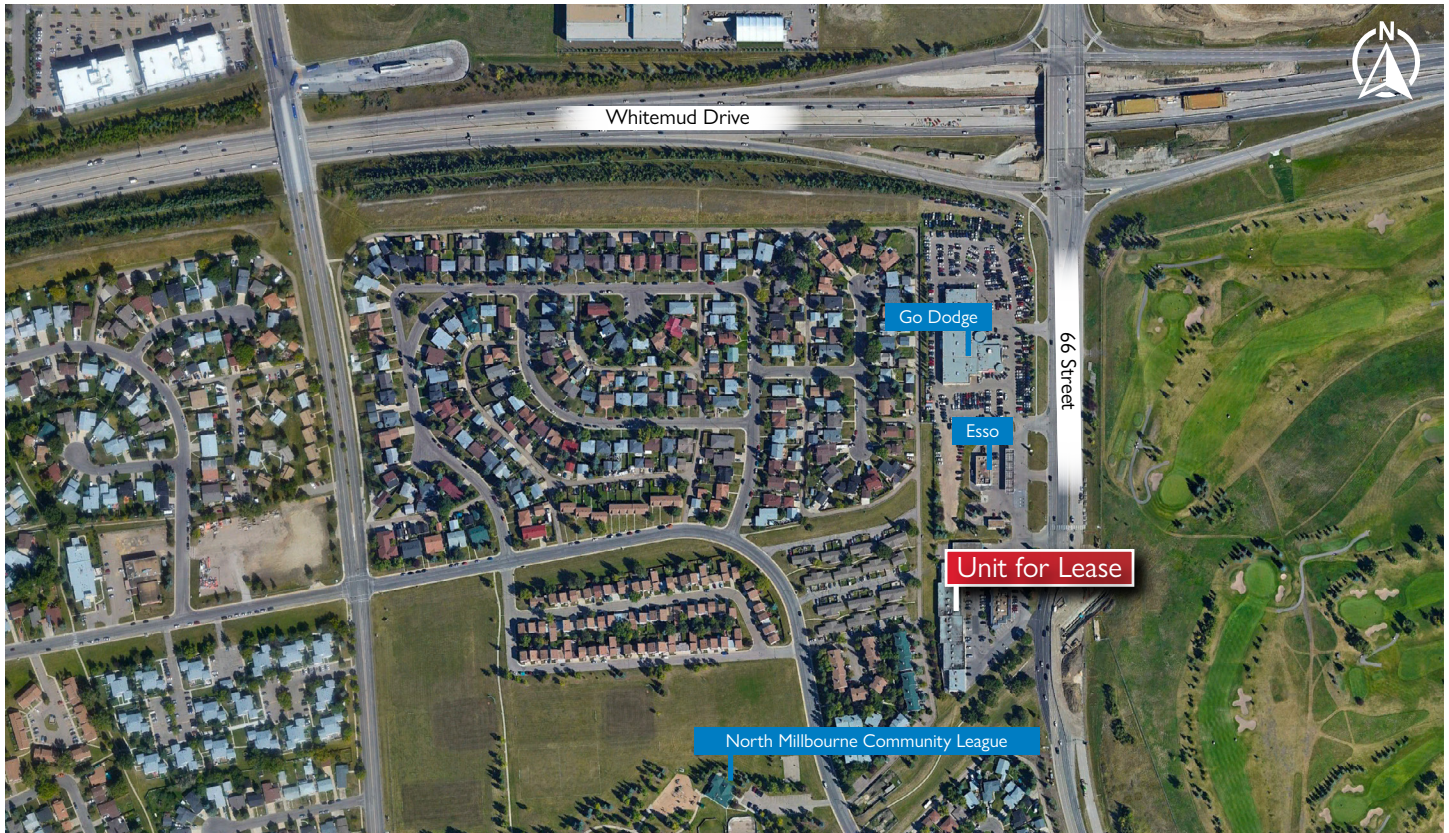
#1 RE/MAX Commercial Team Worldwide 2017 & 2018\*

O:780.429.1200

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.

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## PROPERTY LOCATION



## PROPERTY DEMOGRAPHICS | 2KM RADIUS



Weighted Average Annual Daily Traffic (2018):

Whitemud Drive - 75,800

66 Street - 20,600



Population:

Residents - 13,498

Pop. Growth 2018 - 2023 - 2.54%



Average Household Income:

\$82,000

