

FOR LEASE

# CITY PLAZA

11250 82 Street NW,  
Edmonton, AB

**Flexible Sizes Available:  
944 SF - 4,853 SF**

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
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# PROPERTY OVERVIEW

On site retailers include Little Caesars, Express Mart, Connect Liquor 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

CB1 Low Intensity Business Zoning allows for a large variety of uses

# PROPERTY DETAILS

## LEGAL DESCRIPTION

Plan 2021647, Block 9, Lot 6

## ZONING

CB1 Low Intensity Business Zone

## NEIGHBOURHOOD

Cromdale

## POSSESSION

Available Immediately

## LEASE RATE

Market

## OPERATING COSTS

\$14.50 /SF (2024)

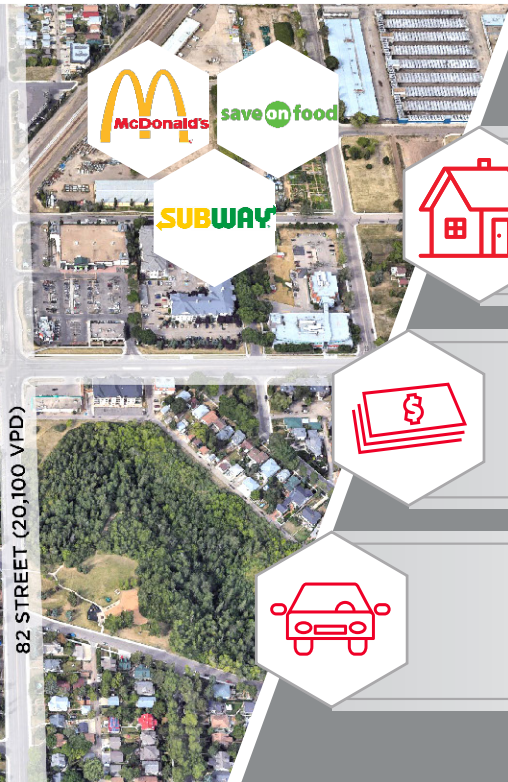


LEASED!





# PROPERTY PHOTO



## DEMOGRAPHICS

### POPULATION & HOUSEHOLD SUMMARY (3KM)

2021 Population (Census) 66,378  
2023 Population Estimate 71,353  
2024 Population Projection 77,080



### AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of \$92,903



### VEHICLES PER DAY

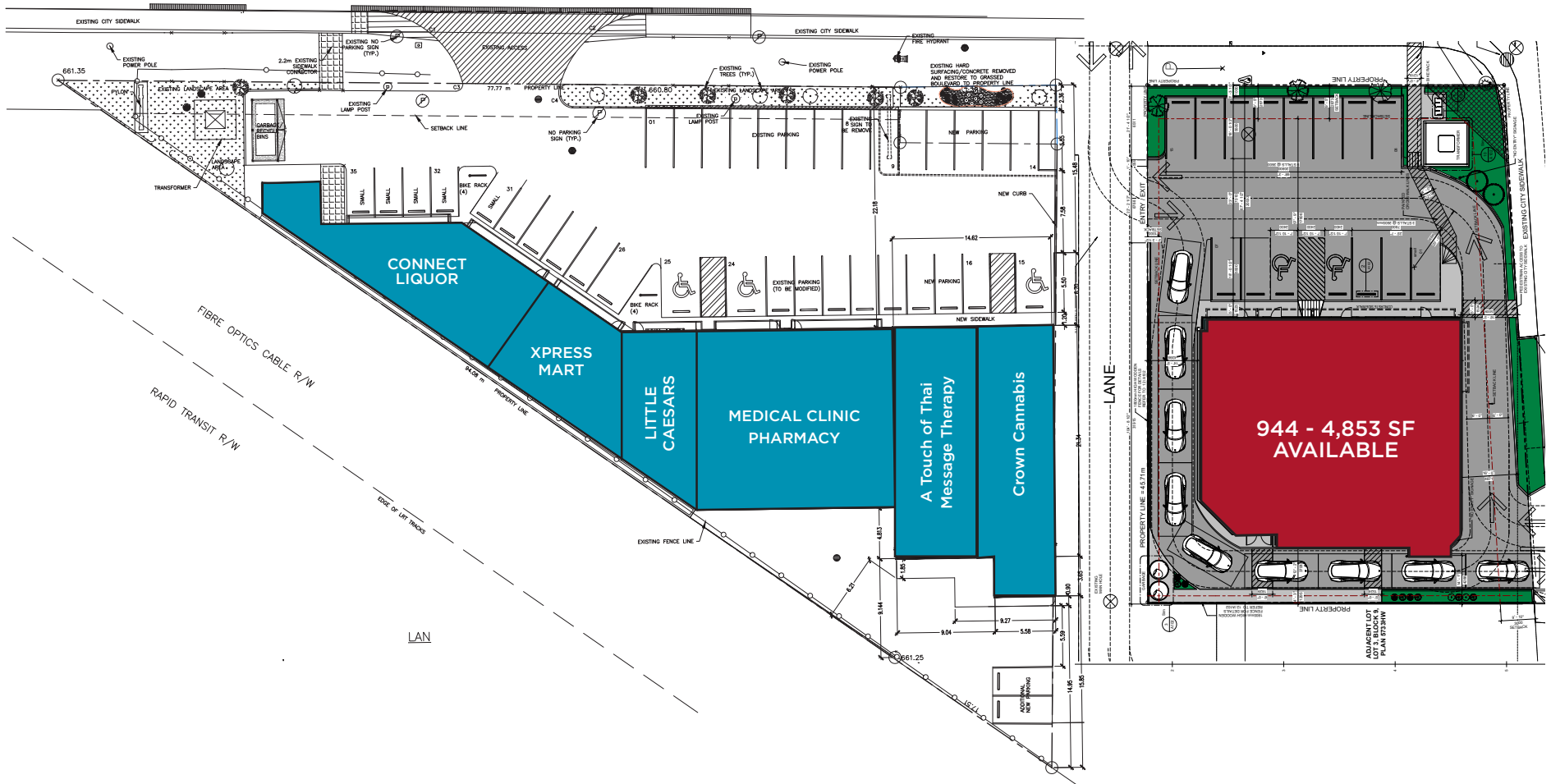
17,300 VPD on 82 Street  
20,100 VPD on 112 Avenue





# SITE PLAN

82 STREET



112 AVENUE



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