

# FOR LEASE



## KENSINGTON CENTRE

127 STREET & 132 AVENUE, EDMONTON, AB



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Partner

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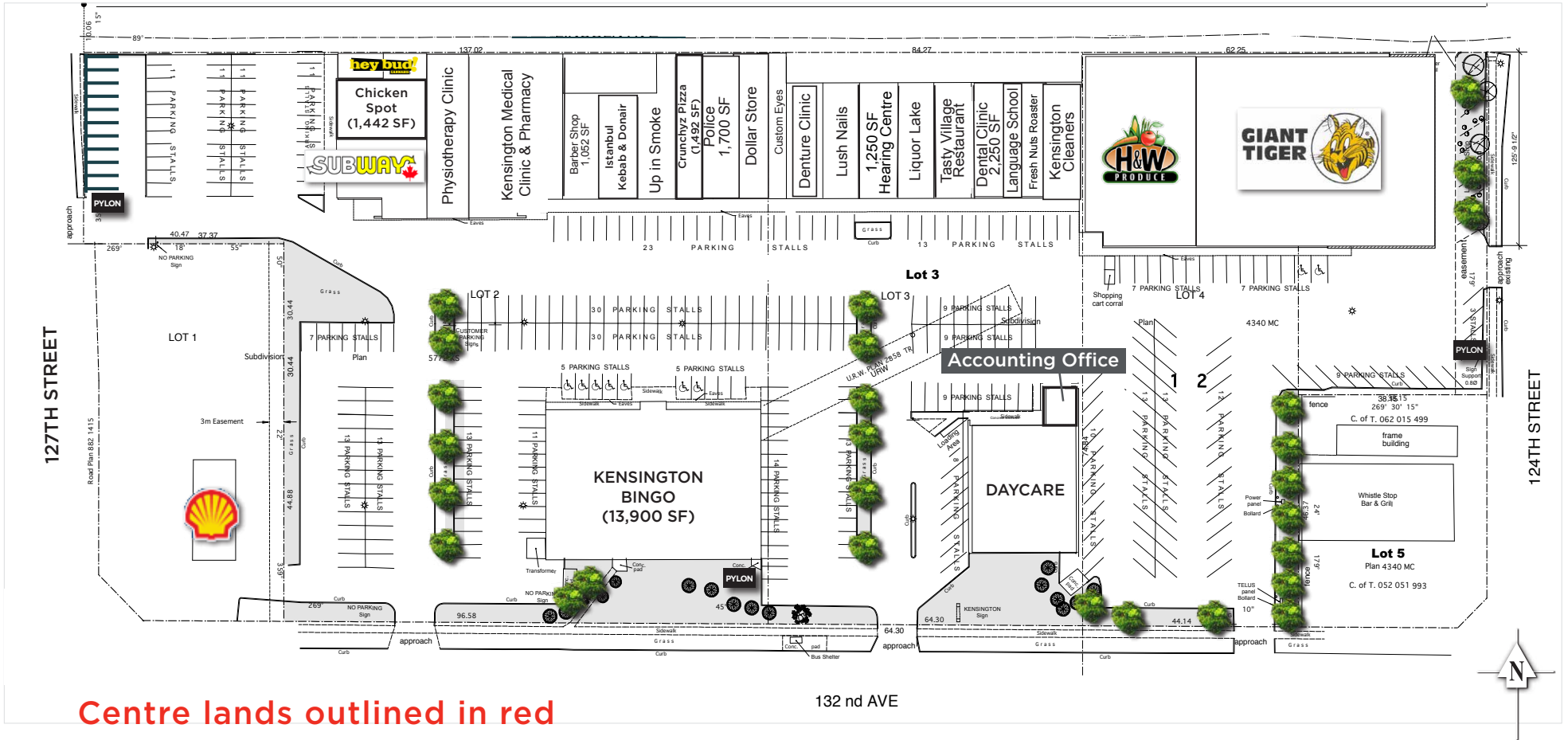
# PROPERTY HIGHLIGHTS

- Kensington Centre is well located and central to the trade area
- Anchored by Giant Tiger, H&W Produce, Kensington Bingo, Daycare Centre, Medical Clinic, Pharmacy, Physiotherapy Clinic, Dental Clinic, Optometrist Clinic and Hearing Clinic
- Excellent visibility and access from 127 Street, 132 Avenue and 124 Street
- Traffic flow in excess of 40,500 vehicles per day on 127 Street and 7,900 vehicles per day on 132 Avenue
- Zoning: CSC
- Trade area has 16,500 people within 1 km and 76,000 within 3 kms
- CAM & Taxes: \$11.00 per SF (Estimated for 2025)



# SITE PLAN

■ - Space Available



Centre lands outlined in red

132 nd AVE



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