

**Mary
BROWNS
CHICKEN**

Qubo
Salon & Spa

BEST FIT
TAILORING
& DRYCLEANING

HOLLICK-KENYON
dentist

FOR LEASE

HOLLICK KENYON LANDING

SW Corner of 167 Avenue
& 50 Street, Edmonton, AB

1 RETAIL BAY REMAINING FOR LEASE!

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

Strategically located grocery anchored shopping center with a large number of national retailers on site including: Shoppers Drug Mart, Popeyes, Subway A&W, Original Joes, RBC, Tim Hortons, Scotia Bank and many others!

Easy access to Manning Drive and Anthony Henday.

1,220 SF Unit includes the following: front reception area, staffroom, 2 rooms, and restroom.



PROPERTY DETAILS

MUNICIPAL ADDRESS

SW Corner of 167 Avenue & 50 Street

LEGAL DESCRIPTION

Plan 0829853 Block 63 Lot 101

ZONING

CG - General Commercial

NEIGHBOURHOOD

Hollick-McConachie

ADDITIONAL RENT

\$19.11/SF (estimated 2024 budget)
+ Administration Fee



167 AVENUE (VPD: 15,600)

MCCONACHIE

HOLICK KENYON LANDING

50 STREET (VPD: 8,400)



POPULATION

1km	3km	5km
14,482	71,662	154,523



HOUSEHOLDS

1km	3km	5km
4,490	22,749	52,030



AVERAGE INCOME

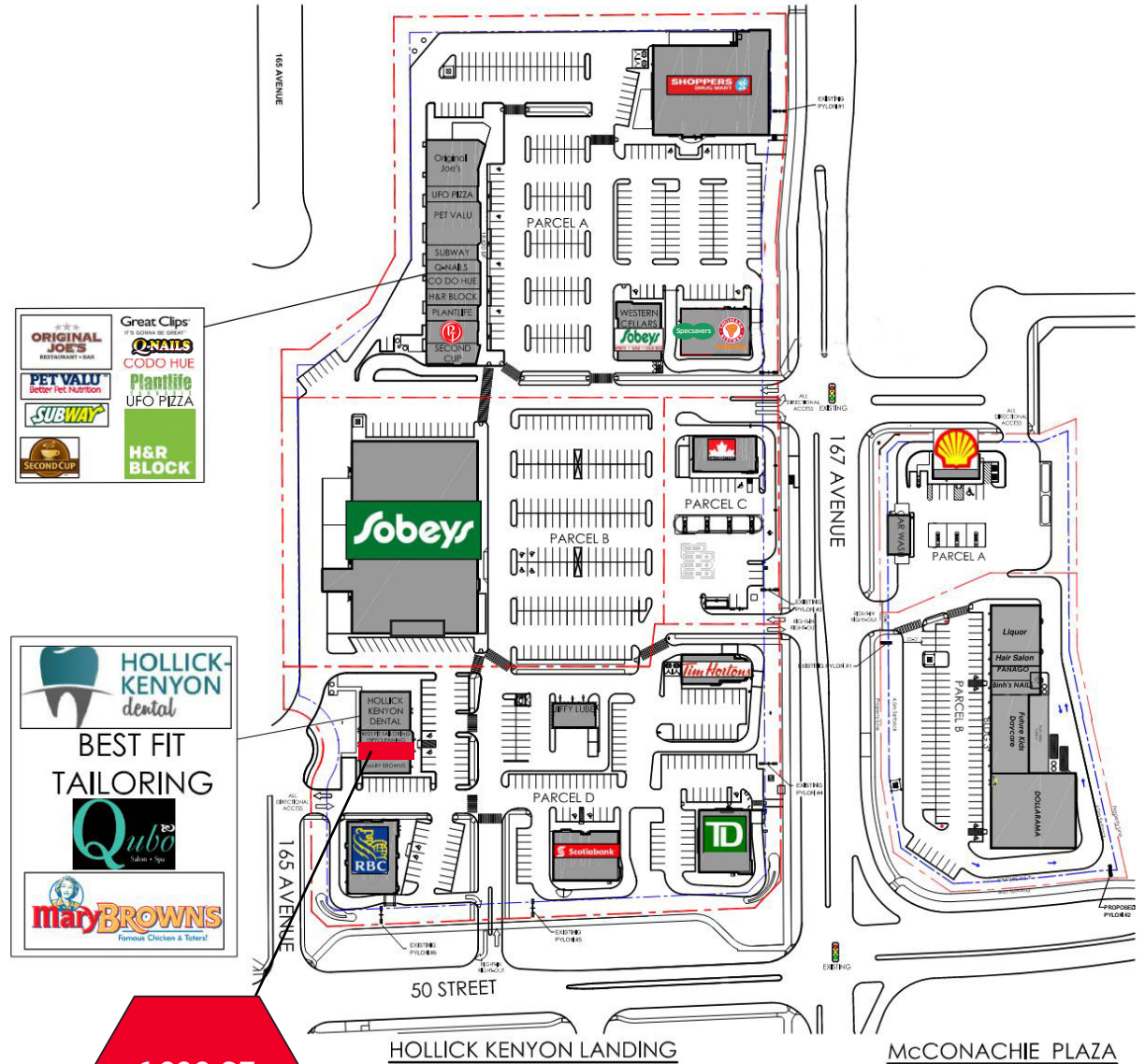
1km	3km	5km
\$141,388	\$136,252	\$124,039



VEHICLES PER DAY

15,600 on 167 Avenue
8,400 on 50 Street





**1,220 SF
AVAILABLE
IMMEDIATELY!**

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