

FOR LEASE

**8951 82
AVENUE
NW**

8951 82 Avenue NW,
Edmonton, AB



1,900 SF STAND ALONE BUILDING WITH FULL BASEMENT AVAILABLE PROPERTY HIGHLIGHTS

- Excellent exposure to 82 Avenue

PROPERTY DETAILS

Municipal Address:	8951 82 Avenue NW, Edmonton, AB	Building Size:	1,900 SF + Basement
Legal Description:	Plan 5867KS Block 24 Lot 36	Commencement:	July 1, 2025
Zoning:	MU (Mixed Use)	Property Tax & Insurance:	\$8.50/SF
Neighbourhood:	King Edward Park	Rent:	Market

Jamie Topham
Partner
780 702 4259
jamie.topham@cwedm.com

Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Cody Miner, B.COMM.
Sales Assistant
780 702 2982
cody.miner@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

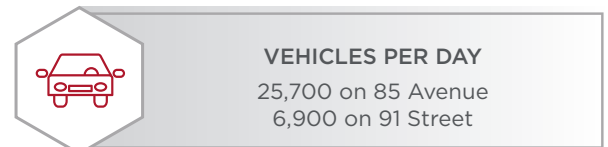
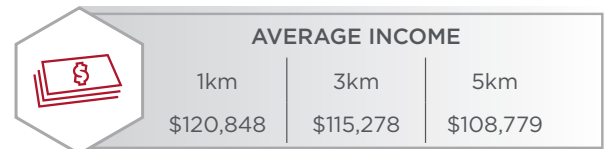
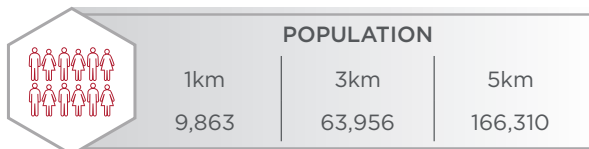
AERIAL



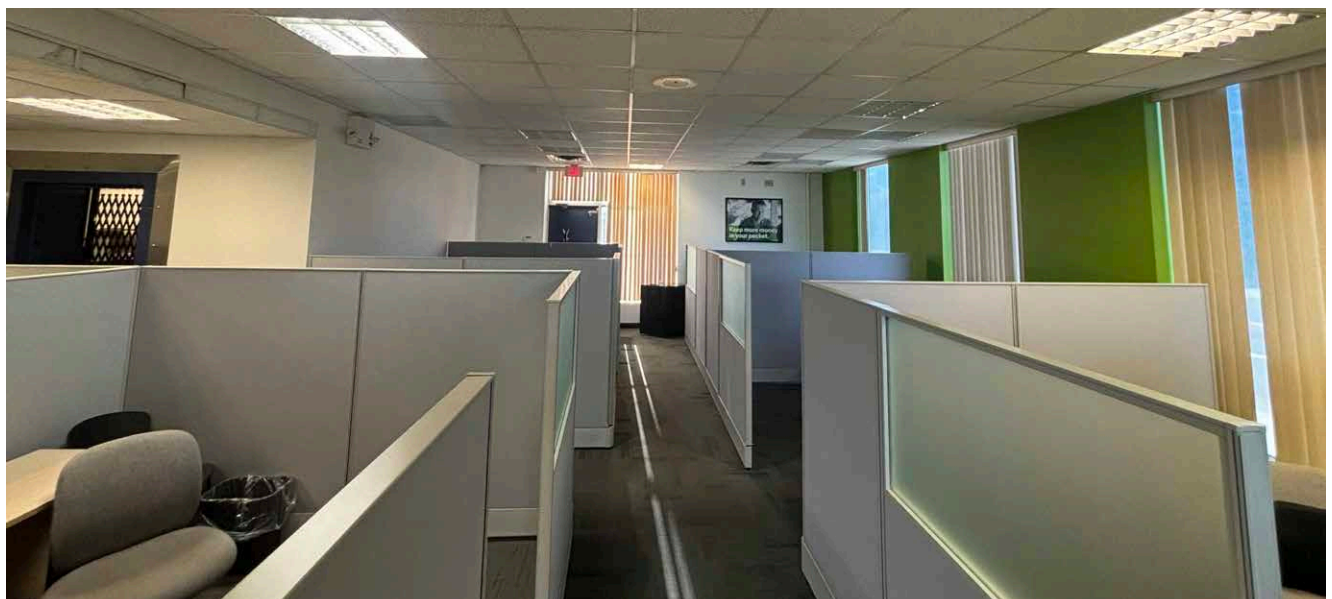
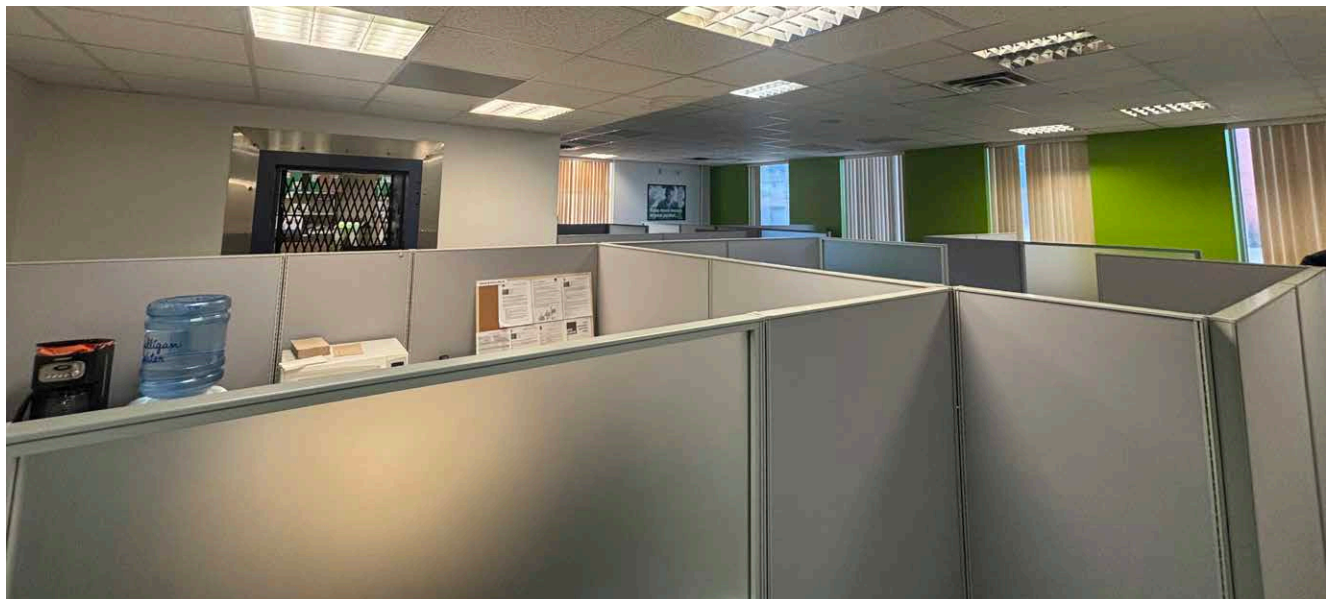
PROPERTY PHOTOS



DEMOGRAPHICS



PROPERTY PHOTOS





**CUSHMAN &
WAKEFIELD**
Edmonton

Jamie Topham
Partner
780 702 4259
jamie.topham@cwedm.com

John Shamey
Partner
780 702 8079
john.shamey@cwedm.com