

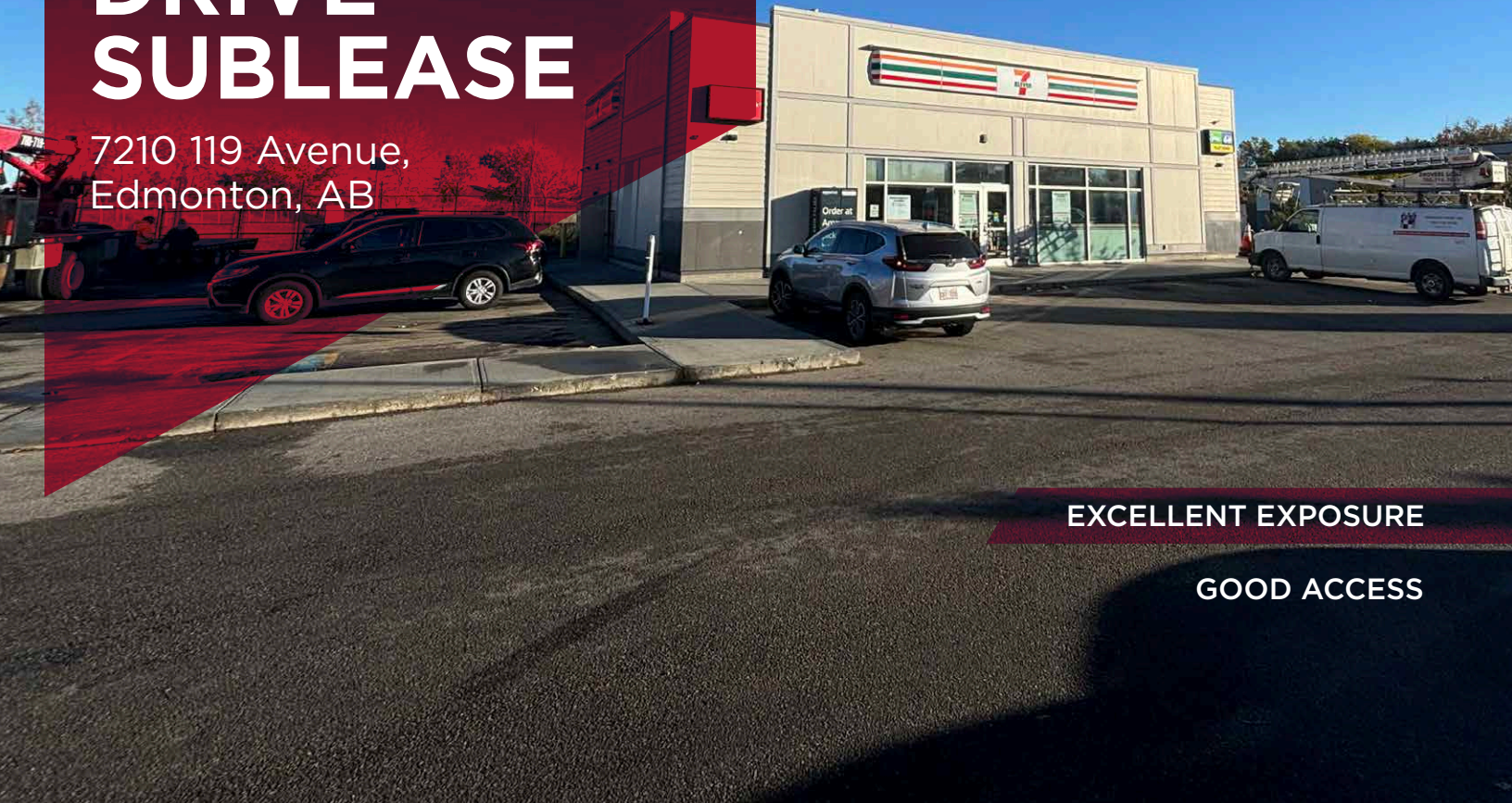


**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SUBLEASE

# WAYNE GRETZKY DRIVE SUBLEASE

7210 119 Avenue,  
Edmonton, AB



**EXCELLENT EXPOSURE**

**GOOD ACCESS**

**HIGH EXPOSURE WAYNE GRETZKY DRIVE LOCATION**

## **PROPERTY HIGHLIGHTS**

- Excellent Exposure
- Good Access
- Strong Co-tenancy
- High Vehicle Traffic Area

**Brett Killips**

Partner

780 702 2948

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**Cody Miner, B.COMM.**

Sales Assistant

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# PROPERTY DETAILS

**Municipal Address:** 7210 119 Avenue,  
Edmonton, AB

**Legal Description:** Plan 0728378, Block 7, Lot 31

**Zoning:** MU (Mixed Use)

**Neighbourhood:** Montrose

**Lot Area:** 1.01 Acres

**Size:** 2,952 SF

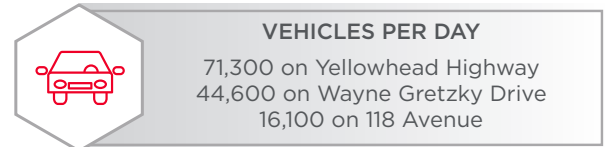
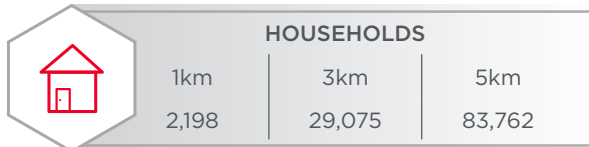
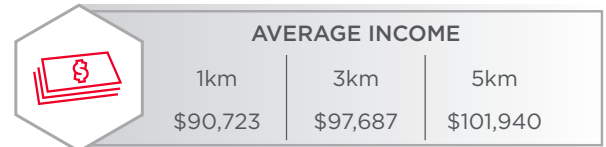
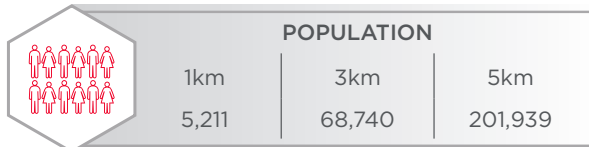
**Lease Expiry:** May 31, 2028

**Rent:** \$25.00/SF

## AERIAL



## DEMOGRAPHICS



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