

FOR LEASE

1,678 SF
Retail Space



8211 102 STREET
Edmonton, AB

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Royal LePage® Summit Realty, Brokerage
2611 Ellwood Drive SouthWest, Edmonton, AB
Independently Owned & Operated

PROPERTY OVERVIEW

Property Features

- Available At Market Rate
- Fully Fixtured Turn Key Space Available Immediately
- Great Lease Incentives
- Surrounded By Established Tenants Such As Dorinku, Goodwill, Hudsons Pub, Under the HighWheel & more...
- Perfectly Suited For Boutique Shops, Quick Service Restaurants, Coffee/ Bakery / Dessert Shops
- Assigned Rear Parking & Street Parking Available

Property Details

- Municipal: 8211 102 Street, Edmonton AB
- Space Type: General Retail/Professional Services
- Zoning: MU ([Click here for link](#))
- Unit Size: 1678
- Year Built: 2001
- Traffic Count: 25,300 (2022)

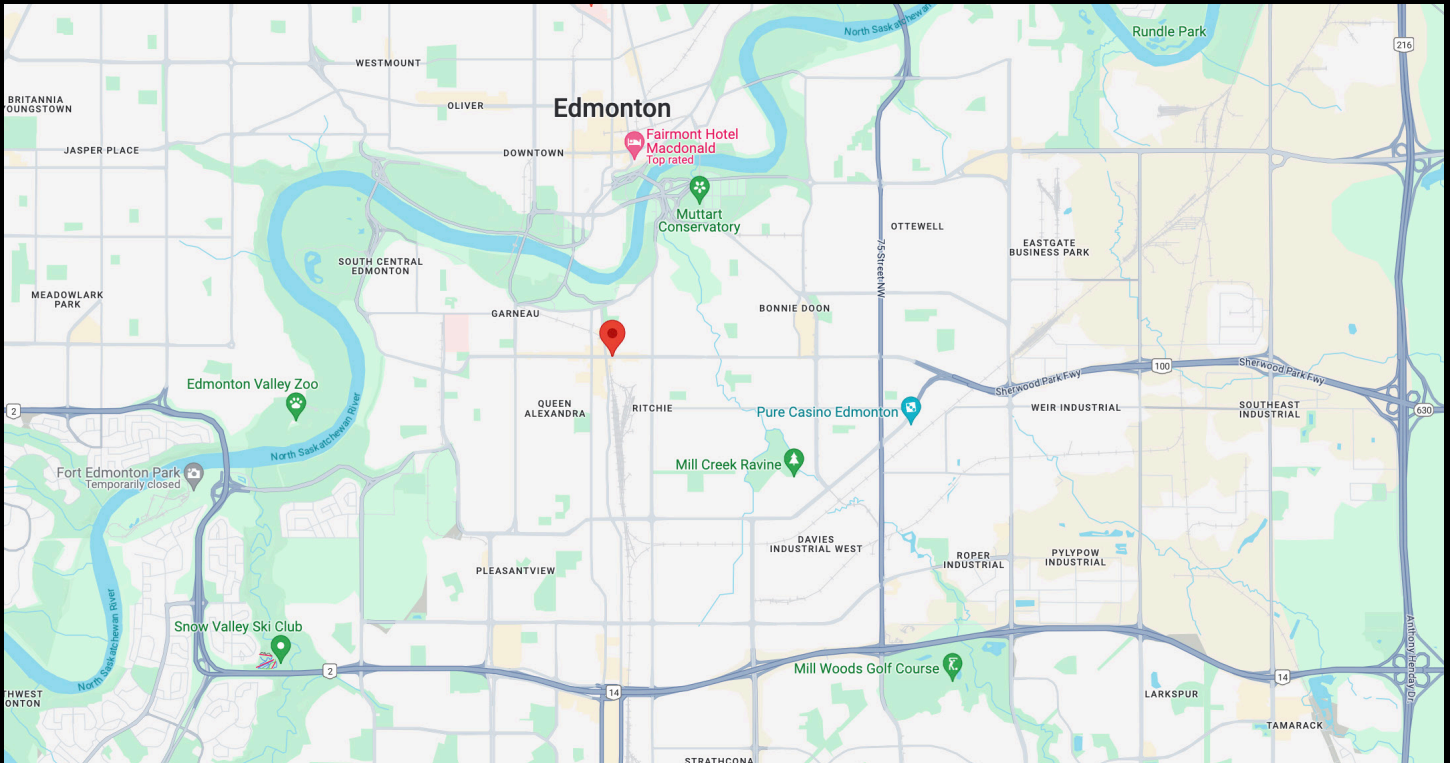
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



Location Overview

- Neighborhood Population within 3km: 148,038
- Average Household Income: \$118,550
- Traffic: 43% of Edmontonian's live within 18 minute drive (453,978 residents)
- Less than 5 minute drive to major arterial road. (Calgary Trail & Gateway Blvd)
- 7 minute drive to University of Alberta

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