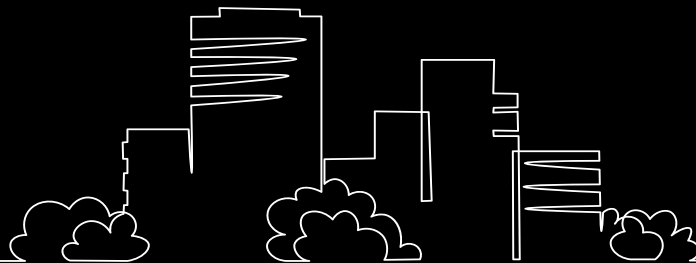


FOR LEASE

ARGYLL CENTRE

6819 - 83 STREET | EDMONTON, ALBERTA



± 2,450 square feet of prime commercial space for lease at the Argyll Centre, ideally situated at 83 Street and Argyll Road in South Central Edmonton.

The current CN (Neighbourhood Commercial) zoning offers flexibility for a wide range of uses, including health and medical services, liquor stores, cannabis retail stores, food and drink services, and other related businesses.

Become part of a thriving commercial hub with a strong tenant mix, including City of Edmonton Reuse Centre, McDonald's, Daycare and a restaurant/pub.

The property is ideally positioned in a bustling area surrounded by both commercial and residential neighborhoods, offering easy access to Sherwood Park Freeway, Whitemud Drive, Yellowhead Trail, Wayne Gretzky Drive and Downtown Edmonton.

Don't miss this opportunity to establish your business in a highly visible and accessible location.

Martin Halabi, *Senior Associate*
Commercial Sales & Leasing
P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, *Licensed Assistant*
Commercial Sales & Leasing
P: 780 655 7233 E: peter@hcrgroup.ca



The Property

MUNICIPAL ADDRESS

6819 - 83 Street Northwest | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 1622532, Block 18, Lot 28A

NEIGHBOURHOOD

Avonmore

SPACE TYPE

Retail/Food and Drink/Healthcare/Office

AVAILABLE SIZE

± 2,450 SF

ZONING

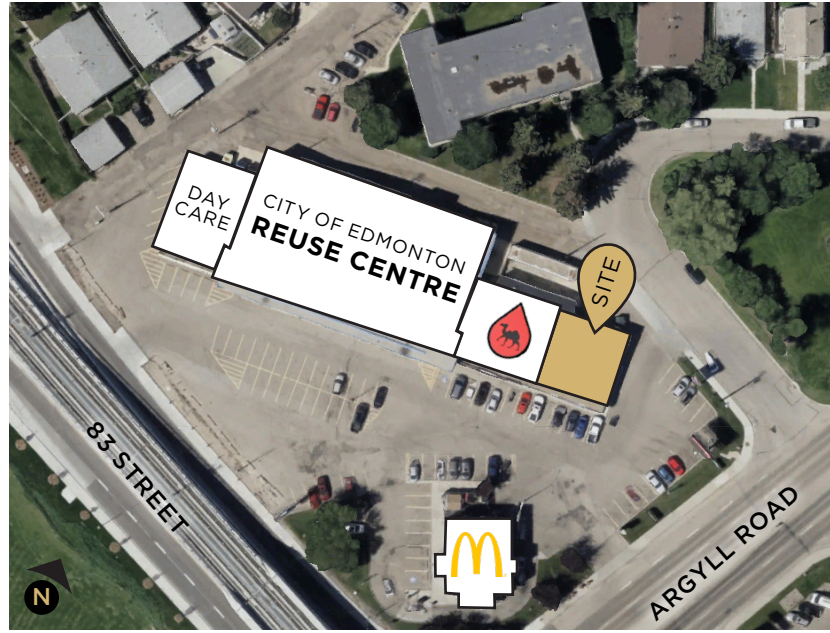
CN - Neighbourhood Commercial ⓘ

PARKING

75 surface stalls

YEAR BUILT

1965



Lease Details

BASE RATE

Starting at \$28.00 PSF plus Operating Costs

OPERATING COSTS

\$15.15 PSF

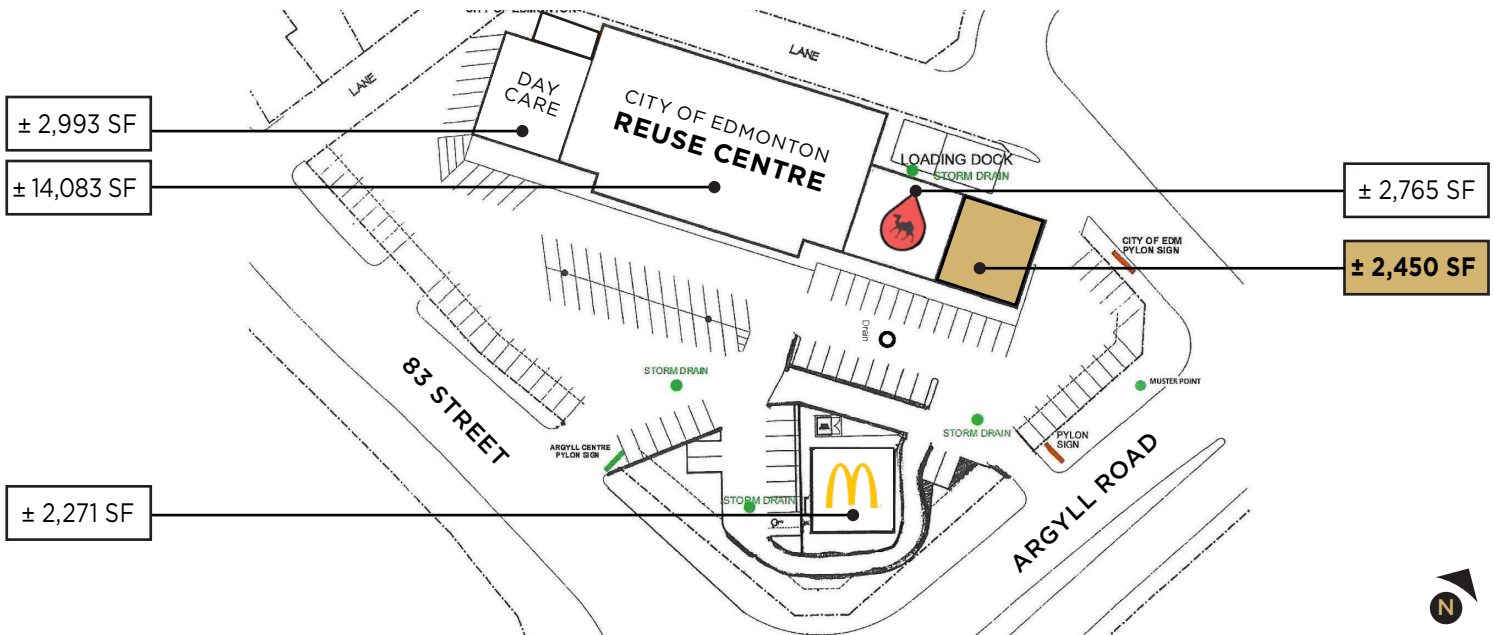
Additional rent includes the 2026 estimate of the proportionate share of operating costs, property taxes, building insurance, and management fees.

POSSESSION

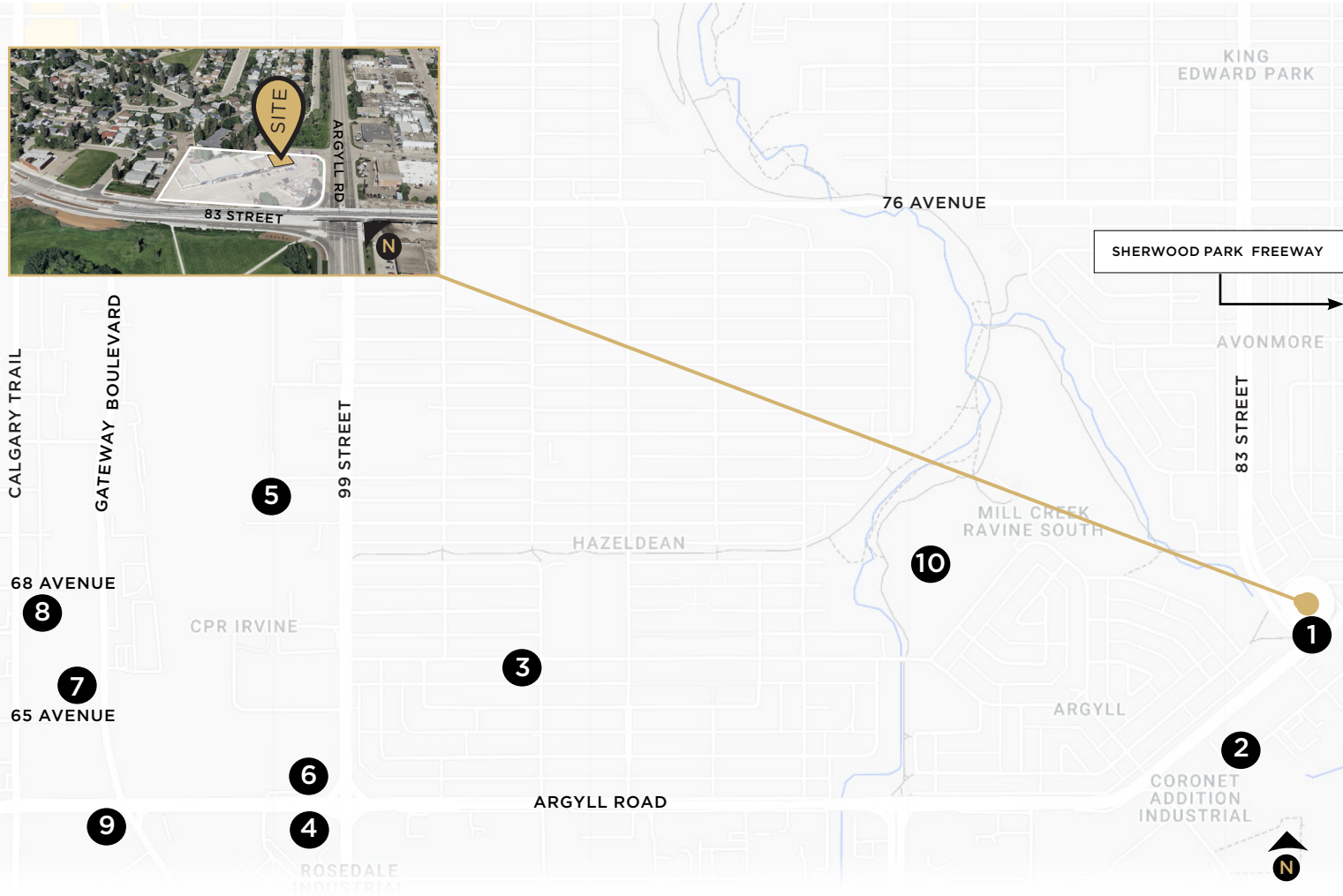
March 1, 2026

/// PYLON SIGNAGE
 BASED ON AVAILABILITY
 AT MARKET RENT
 //

SITE PLAN



FOR LEASE | PRIME LEASING OPPORTUNITY IN ARGYLL CENTRE



NEIGHBOURHOOD POPULATION
(5 KM | 2023) **146,430**



5-YEAR GROWTH FORECAST
(5 KM | 2023 - 2028) **2.6%**



AVERAGE HOUSEHOLD INCOME
(5 KM | 2023) **\$96,523**



TRAFFIC COUNTS
81 STREET & ARGYLL ROAD NE (2018) **21,500**



DRIVE TIMES

Sherwood Park Fwy	3 Minutes
Whitemud Drive	10 Minutes
Downtown Edmonton	15 Minutes
Yellowhead Trail	20 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|-----------------------|---------------------|
| 1. McDonald's | 6. Sentinel Storage |
| 2. Tim Hortons | 7. Staples |
| 3. Time Out Pub | 8. Home Depot |
| 4. Argyll Plaza Hotel | 9. Hobby Wholesale |
| 5. Wholesale Club | 10. Argyll Park |

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HCR HUGHES
COMMERCIAL
REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.