

For Lease

YOUR COMPANY HERE

780-760-0285

8317 Argyll Road

INDUSTRIAL RETAIL BAY

8317 ARGYLL ROAD NW
EDMONTON, ALBERTA

BUILDING INFORMATION



Building Size

32,153 Sq Ft



Year Built

1976



Zoning

Business
Employment

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population

32,994



Median Age

30.8



**Traffic
Count**

18,000



**Household
Income**

\$69,297

HIGHLIGHTS

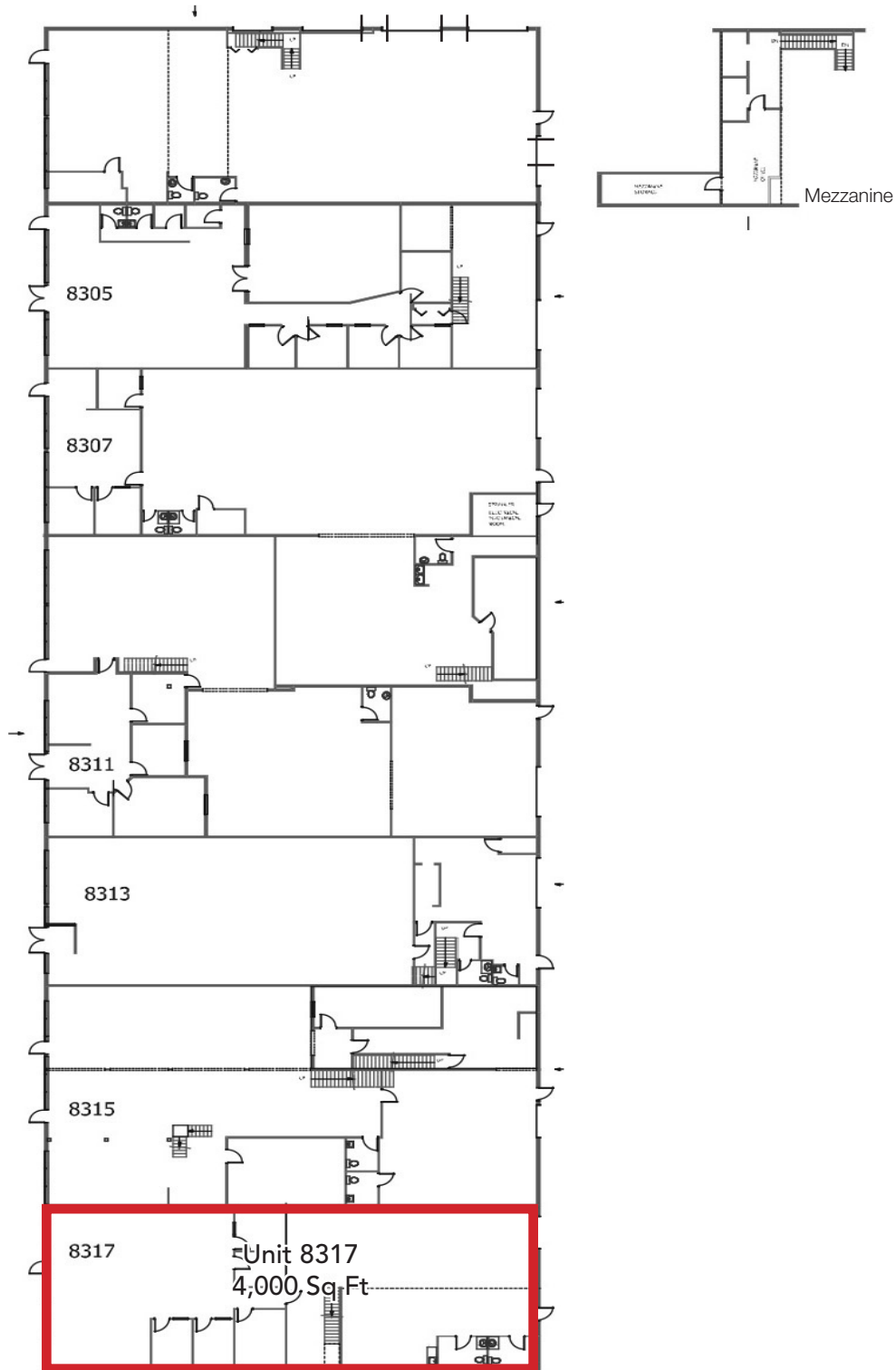
- Attractive corner retail space with existing vape store improvements
- High-profile location on Argyll Road, offering excellent exposure and connectivity
- Benefiting from proximity to major roadways and surrounding commercial amenities
- Directly across from the highly populated Millcreek neighbourhood
Ideal for a variety of retail and service-oriented businesses

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$11.00 psf est.
Retail Size:	4,000 sq. ft.
Parking:	68 surface stalls (shared)
Term:	Negotiable
Available:	Immediately

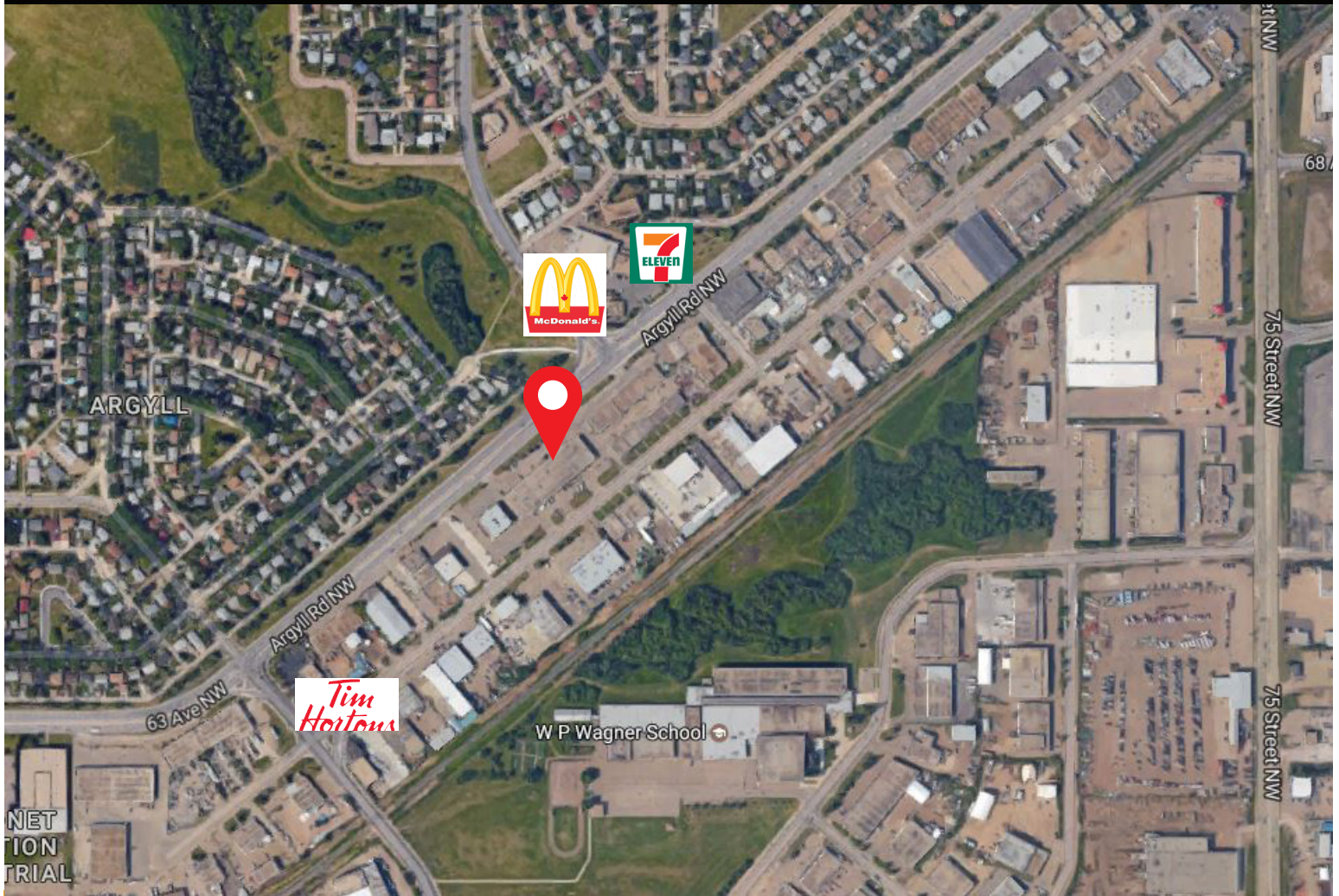
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AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions



LOCATION

Argyll Road NW, Edmonton, Alberta



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