

FOR LEASE

Ozerna Retail

11 Ozerna Road NW
Edmonton, AB



Ian Fletcher

(780) 913-4663

IanFletcher@MaxWellCommercial.ca

Robert Halpern

(780) 975-3898

RobertHalpern@MaxWellCommercial.ca

MaxWell Commercial

4107 99 Street

Edmonton, AB T6E 3N4

(780) 450-6300

www.MaxWellCommercial.ca



Commercial

MaxWell Polaris

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

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PERFECT FOR: MEDI/PHARMACY,
DENTIST, OFFICE, BARBER

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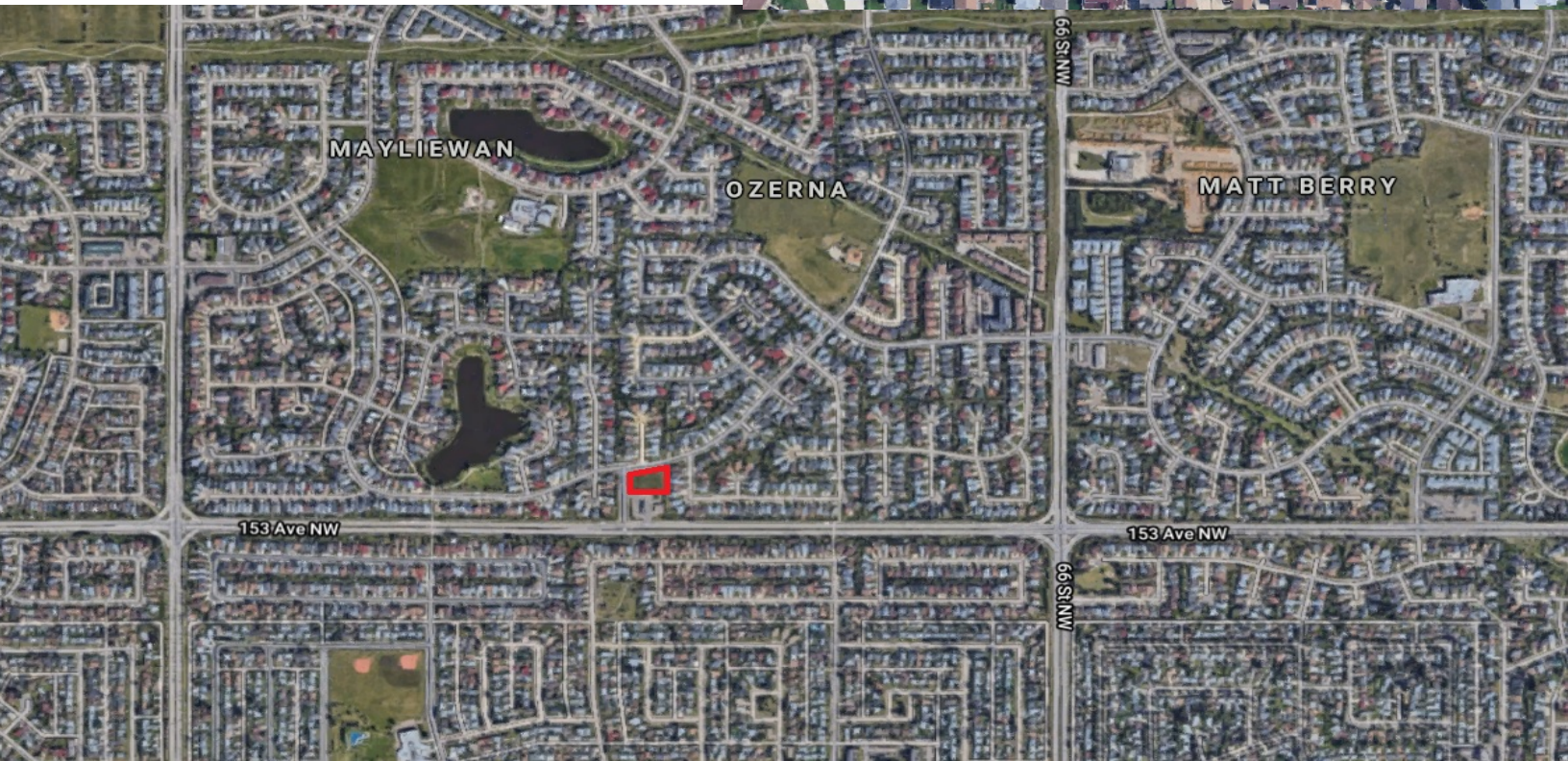
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ZONING	DC2 (135)
TOTAL SF	10,307 SF
OUTDOOR AREA	1,017 SF
UNIT SIZES	1,166 - 2,407 SF
LOT SIZE	0.74 Acres
PARKING	Scramble
LEASE RATE	Market
OP COSTS	\$16 PSF (Estimated)
AVAILABLE	Q3 2026



	1 km	3 km	5 km
2020 Population	11,893	89,973	190,273
2025 Population Projection	13,459	102,871	217,627
Avg Household Income	\$116,333	\$111,745	\$105,185



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