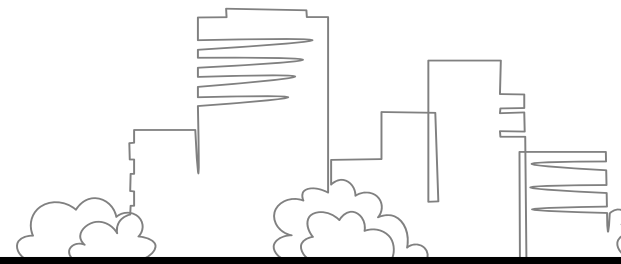


FOR LEASE

ROSSLYN SHOPPING CENTRE

10800 - 134 AVENUE | EDMONTON, ALBERTA



The Rosslyn Shopping Centre in Edmonton, offers 6,215 SF of main floor space and 1,880 SF of mezzanine. Zoned Neighborhood Commercial (CN), the property is well-suited for a variety of retail and service uses. With 27 on-site parking stalls, it ensures convenient access for customers and tenants.

The building features durable, modern finishes such as acrylic stucco, red brick accents, and corrugated metal panels, complemented by large Kawneer storefront windows with anodized black finishes. Inside, construction includes steel joists, reinforced concrete slabs, fire-rated demising walls, and an SBS roofing system with insulation and vapor barriers for long-term performance.

This new development incorporates quality materials and thoughtful site improvements, including landscaping, curb modifications, and fire access routes.

Rosslyn Shopping Centre offers a blend of modern design, functionality, and strong accessibility, making it an excellent choice for businesses looking to serve the growing community.



TENANT
INCENTIVES
AVAILABLE

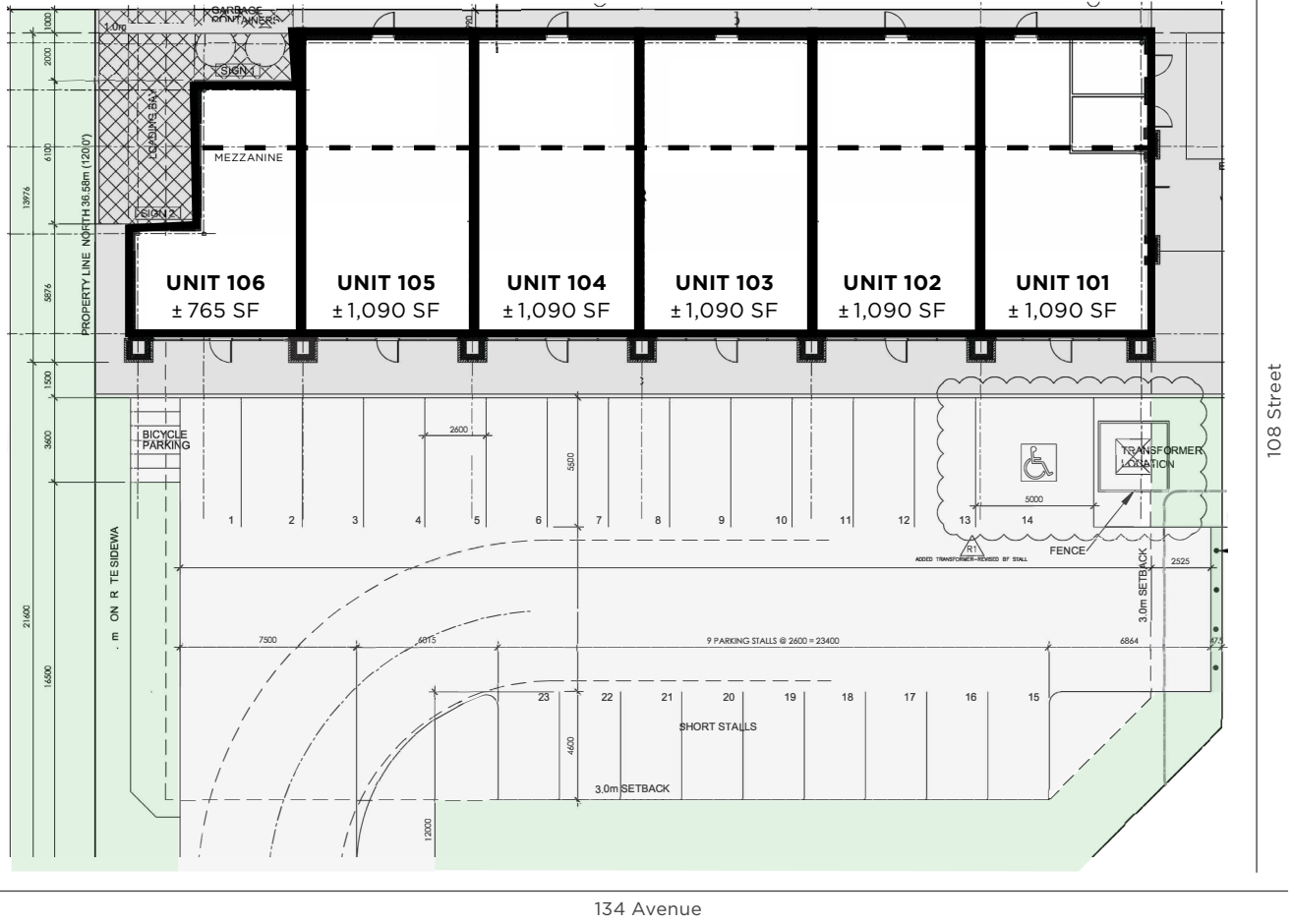
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HCR | HUGHES
COMMERCIAL
REALTY GROUP

FOR LEASE | ROSSLYN SHOPPING CENTRE

SITE PLAN



MUNICIPAL ADDRESS

10800 - 134 Avenue | Edmonton, Alberta

LEGAL DESCRIPTION

Lot 63, Block 24, Plan 6280KS

AVAILABLE SIZES

± 765 SF to ± 6,215 SF

PARKING

27 surface stalls

ZONING

CN - Neighbourhood Commercial

AVAILABLE

Summer 2026



CLICK FOR
CURRENT
CN USES

FINANCIAL DETAILS

LEASE TERM

5 to 10 years with options

BASE RENT

Starting at \$38.00 PSF triple net

OPERATING COSTS

To be determined

IDEAL USES



Food &
Drink



Medical/Dental
Services

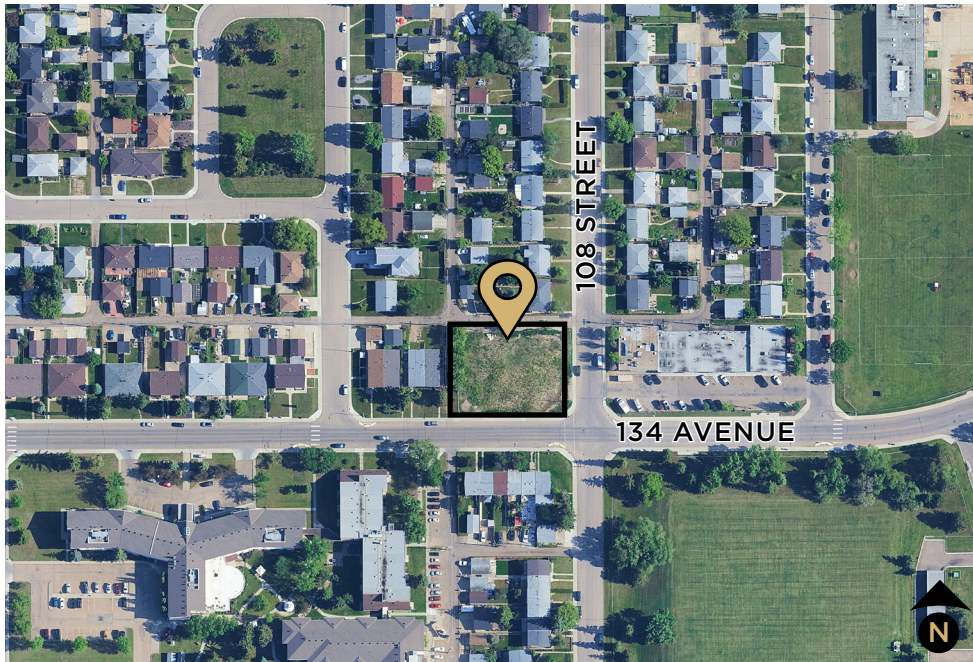
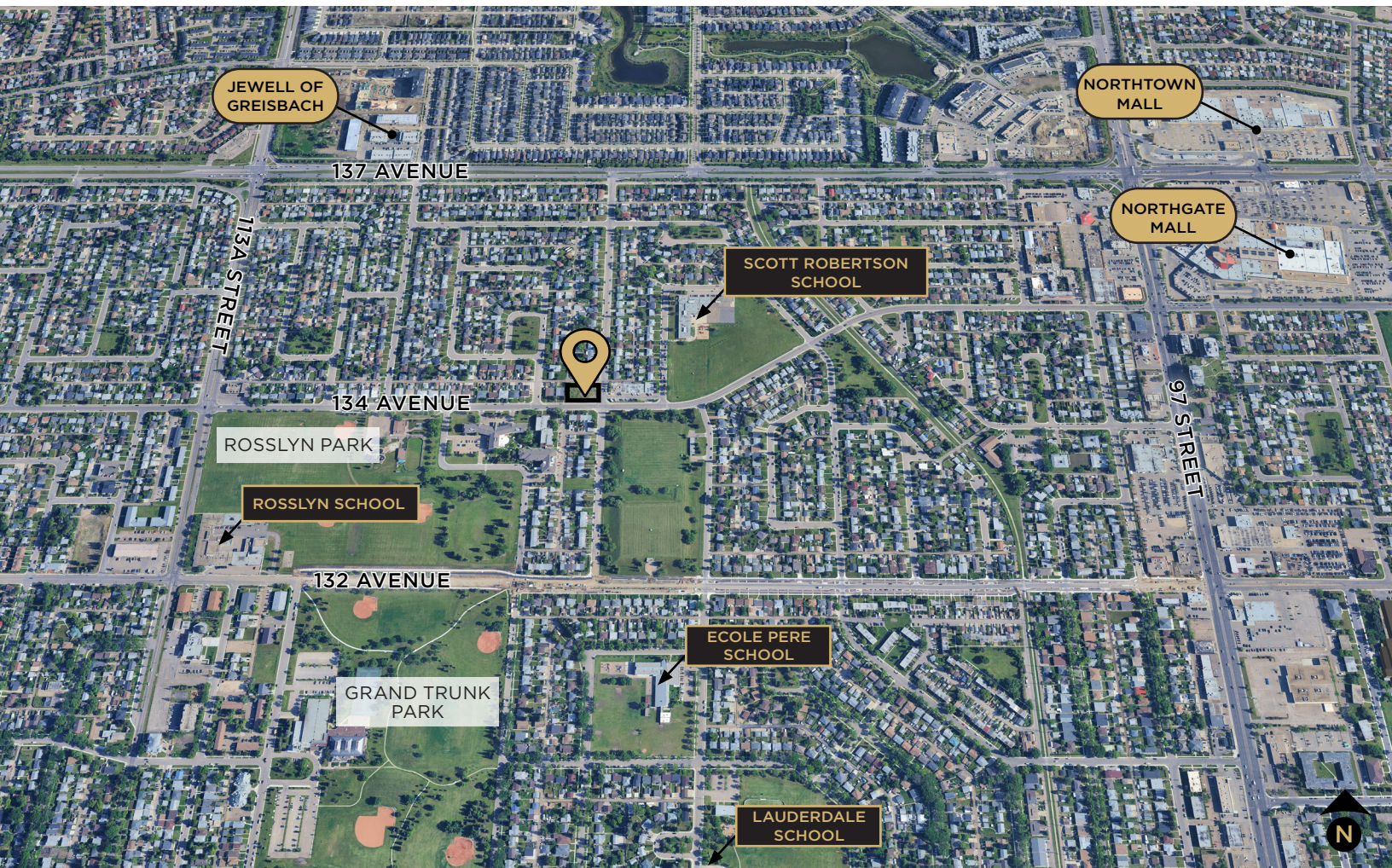


Retail & Personal
Services



Liquor
Store

FOR LEASE | ROSSLYN SHOPPING CENTRE



NEIGHBOURHOOD POPULATION (5 KM 2023)	215,428
5-YEAR GROWTH FORECAST (5 KM 2023)	2.8%
AVERAGE HOUSEHOLD INCOME (5 KM 2023)	\$88,595
TRAFFIC COUNTS 108 STREET NW & 137 AVENUE NW N	28,000+

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.

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