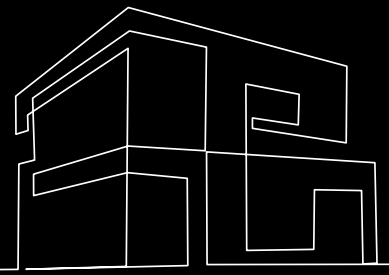


# FOR LEASE

HIGHLY-VISIBLE COMMERCIAL BAY  
FRONTING ARGYLL ROAD

8025 ARGYLL ROAD NW | EDMONTON, ALBERTA



## ± 1,970 Square Foot Open-Concept Commercial Bay

Spacious and versatile layout, perfect for a variety of business needs.

### BE Zoning

Supports a wide range of commercial and light industrial uses.

### Shared Fenced Yard Space

Convenient outdoor area for storage or additional operational needs.

### Grade Loading

Simplified logistics and accessibility for deliveries and shipments.

### 15' Ceilings

Ideal for racking, equipment, or creative interior configurations.

**Martin Halabi**, Senior Associate  
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**Peter Michailides**, Licensed Assistant  
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**HCR** | HUGHES  
COMMERCIAL  
REALTY GROUP

hcrgroup.ca

# FOR LEASE | ± 1,970 SF OPEN-CONCEPT COMMERCIAL BAY



**MUNICIPAL ADDRESS**  
8025 Argyll Road Northwest | Edmonton, Alberta

**BAY SIZE**  
± 1,970 SF

**ZONING**  
BE - Business Employment

**CEILING HEIGHT**  
15' clearance

**NEIGHBOURHOOD**  
Coronet Addition Industrial

**LOADING**  
Grade loading

**PARKING**  
15 surface

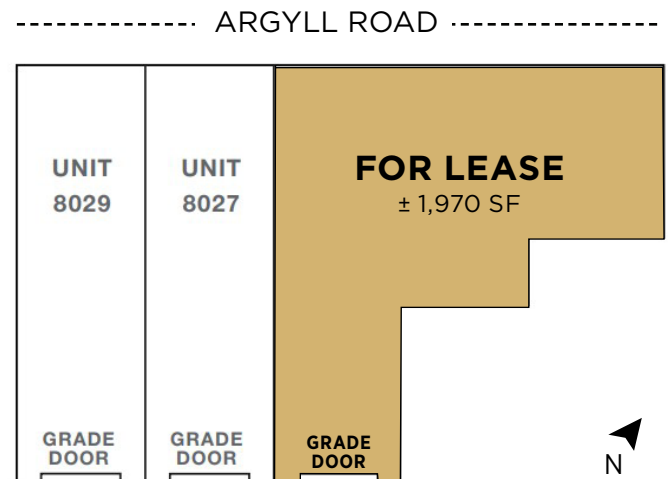
**POSSESSION**  
Immediate/Negotiable



**CURRENT  
BE USES**



## FLOOR PLAN



FOR ILLUSTRATION PURPOSE ONLY. NOT DRAWN TO SCALE

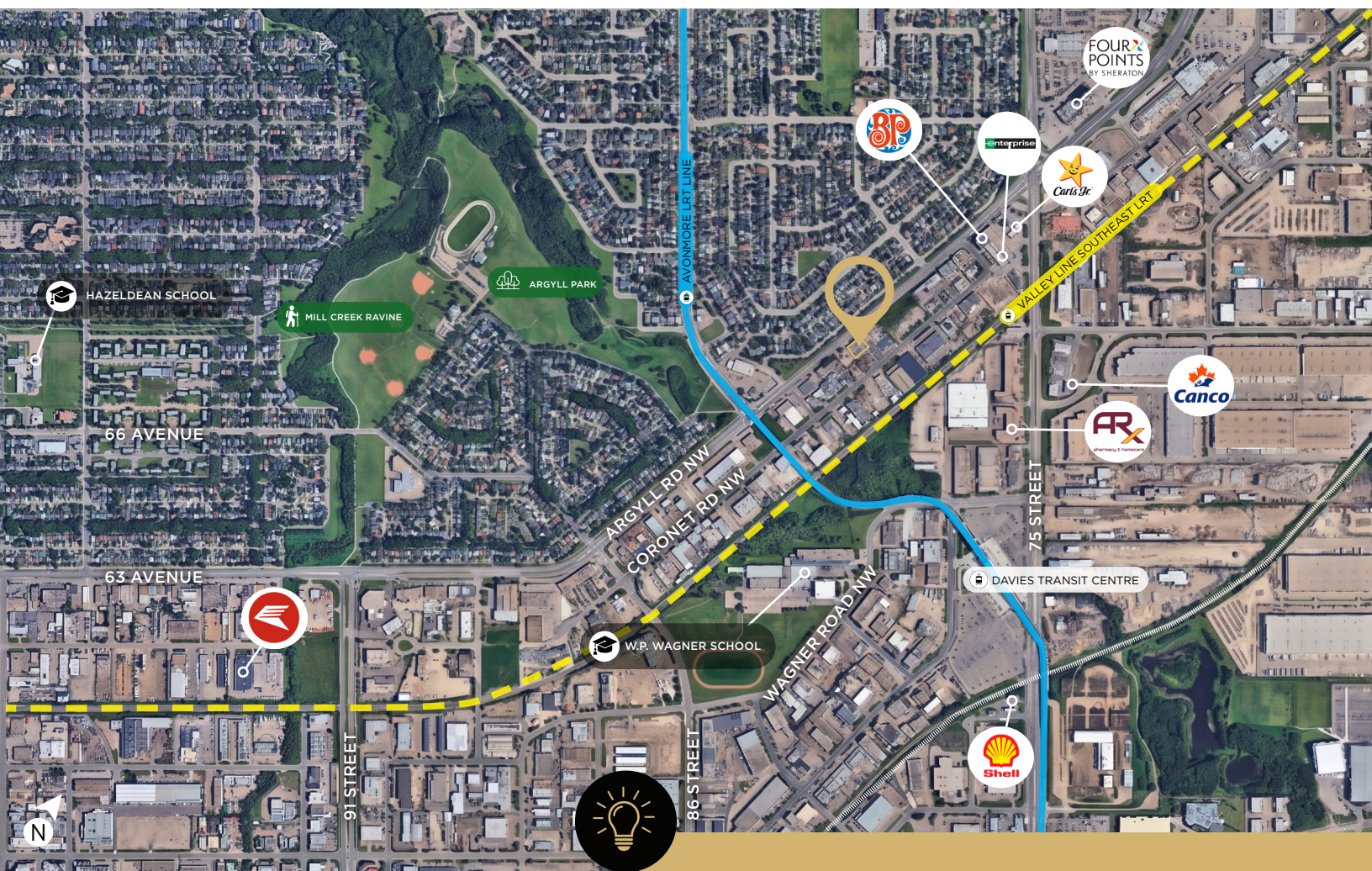


**\$14.00** PSF  
BASE RENT

**\$7.31** PSF (EST. 2026)  
OPERATING COSTS

*Power, water and gas are separately metered and the tenant's responsibility*

# FOR LEASE | ± 1,970 SF OPEN-CONCEPT COMMERCIAL BAY



## DEMOGRAPHICS

	NEIGHBOURHOOD POPULATION (3 KM   2025)	<b>37,674</b>
	5-YEAR GROWTH FORECAST (3 KM   2023 - 2028)	<b>14.16%</b>
	AVERAGE HOUSEHOLD INCOME (3 KM   2025)	<b>\$77,618</b>
	TRAFFIC COUNTS 79 STREET NW & ARGYLL RD NW (2022)	<b>8,000</b>
	TRAFFIC COUNTS ARGYLL RD NW & 77 STREET NW (2022)	<b>24,300</b>

## Argyll Road Hub: Prime Connectivity Meets Urban Evolution

Minutes from Whitemud Drive, Anthony Henday, and YEG Airport, this premium property sits at the center of a major commercial evolution. Driven by the new Valley Line LRT and booming local density, the corridor is rapidly transforming into a vibrant, service-oriented business hub. Position your business for the future—secure a highly strategic asset today.

## DRIVE TIMES



Whitemud Drive	10 Minutes
Anthony Henday Drive	10 Minutes
Yellowhead Trail	15 Minutes
Edmonton Int'l Airport	25 Minutes

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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.