

950 SF - 7,500 SF AVAILABLE IMMEDIATELY

TENANT INDUCEMENT PACKAGES AVAILABLE!!

FOR LEASE

TERRACE HEIGHTS

7301 101 Avenue,
Edmonton, AB

Brand New Retail Centre
Available Immediately

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Dane Phaneuf
Associate
780 993 8574
dane.phaneuf@cwedm.com

PROPERTY OVERVIEW

- Exceptional exposure along 101 Avenue.
- Ample parking in the rear of the building.
 - Multiple demising options available.
- Tenant inducement packages available.
 - 12,000 Vehicles per day!
- All bays are in shell condition ready for immediate possession.
- Idea Uses: Pizza, Liquor Store, Pharmacy, Medical Clinic, Dentist, and Professional Services.



PROPERTY DETAILS

MUNICIPAL ADDRESS
7301 - 101 Avenue NW

LEGAL DESCRIPTION
Lot 3, Block 14A, Plan 6083KS

ZONING
CNC

NEIGHBOURHOOD
Terrace Heights

BUILDING SIZE
7,500 SF

PARKING AREA
Ample Parking

UTILITIES
Separately Metered

BASIC RENT
Market

ADDITIONAL RENT
Estimated to be
\$12.00 Per SF



PROPERTY PHOTO



DEMOGRAPHICS

POPULATION & HOUSEHOLD SUMMARY (3KM)

2016 Population (Census) **53,618**
2021 Population Estimate **58,206**
2024 Population Projection **61,578**



AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of **\$95,336**

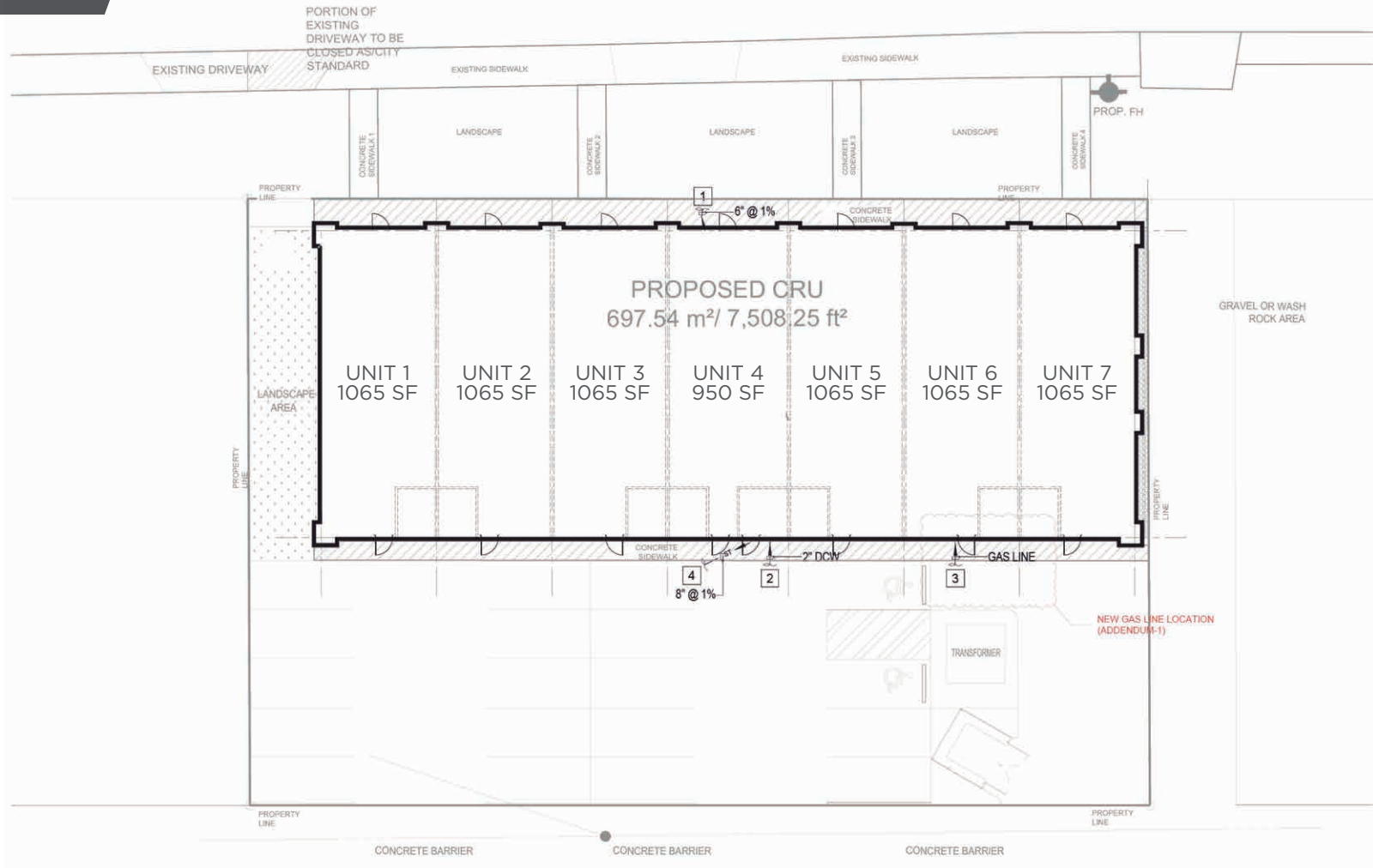


VEHICLES PER DAY

12,100 VPD on 101 Avenue



SITE PLAN



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