

**FOR LEASE**  
**MEDICAL/RETAIL**



**13803 - 127 STREET | EDMONTON, AB | MEDICAL/RETAIL UNIT**

**PROPERTY HIGHLIGHTS**

- High exposure to 29,800 vehicles per day on 127 Street (2022 City of Edmonton)
- Located within close proximity to national anchors: Lucky Supermarket, Real Canadian Superstore, Tim Hortons and McDonalds
- Major roadways within close proximity: 127th Street, 137th Avenue, Yellowhead Trail, Anthony Henday Drive
- High commercial and residential density
- Available immediately

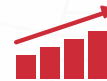
**JULIE LAM**  
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29,800 VPD  
127 STREET N OF 137 AVENUE



157,146  
DAYTIME POPULATION



2.8%  
ANNUAL GROWTH 2023 - 2033



62,408 EMPLOYEES  
4,260 BUSINESSES



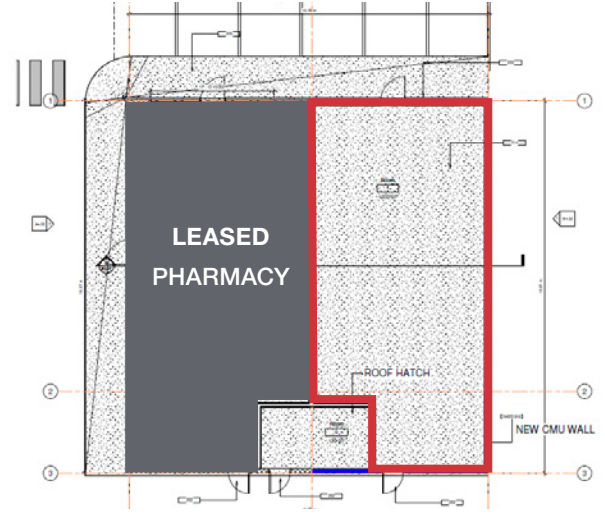
\$4.1B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

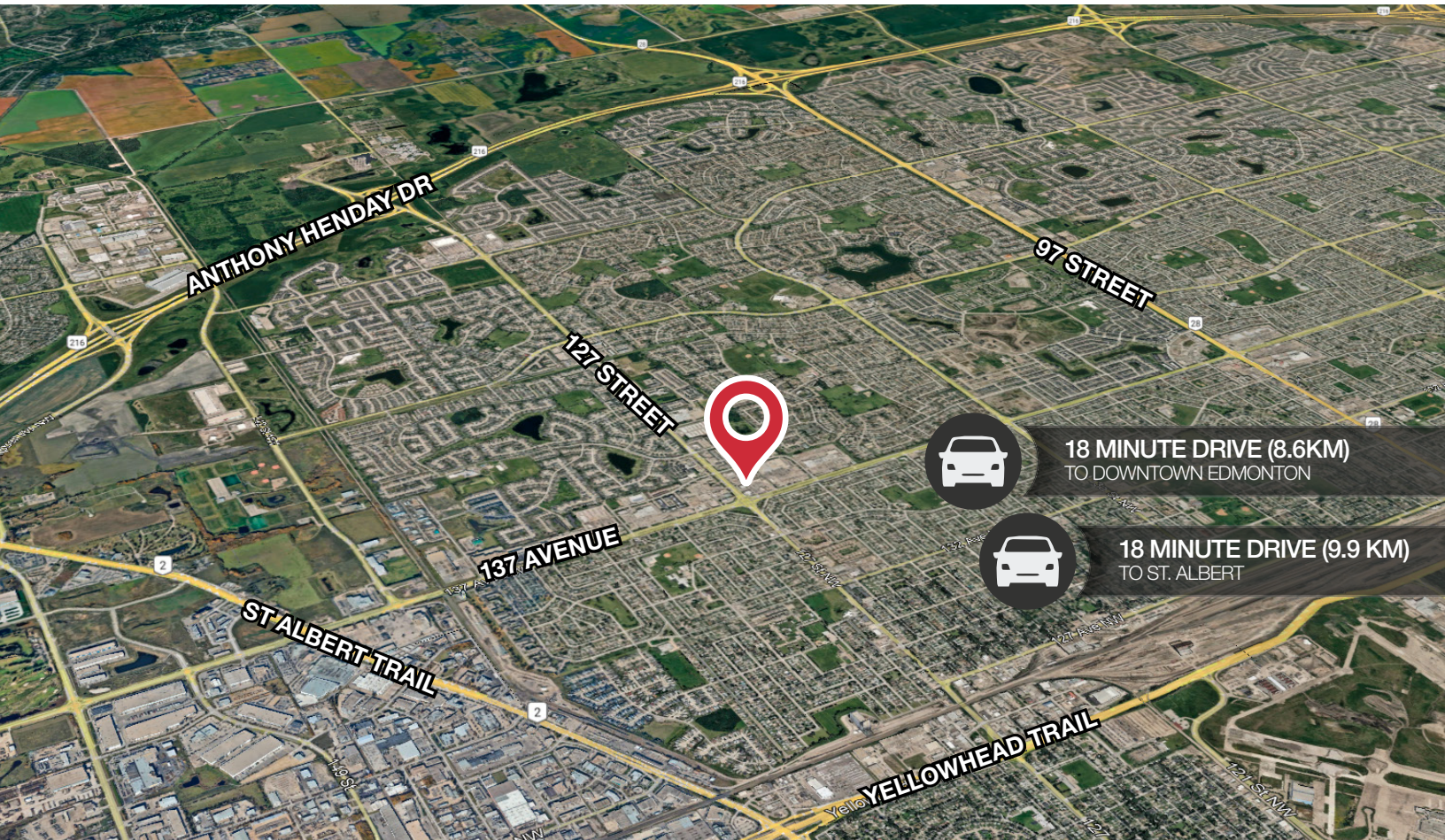


**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Lot 2, Block 39, Plan 8820046
ZONING	General Commercial (CG)
SIZE	Unit 1: 1,203 sq.ft.± Unit 2: 1,227 sq.ft.± <b>LEASED</b>
AVAILABLE	Immediately
LEASE TERM	5 - 10 years
ASKING RENT	Starting at \$35.00/sq.ft./annum net
OPERATING COSTS	\$12.95/sq.ft./annum (2024 estimate) includes building insurance, common area maintenance, management fees and property taxes. Utilities are not included.



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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