



**FOR LEASE**

1,990 SF Highly Visible Commercial Space in Delton Centre North

# DELTON CENTRE NORTH

12958 82 Street NW, Edmonton, AB

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## For Lease: High Traffic Unit in Delton Centre North

Fronting directly onto 82 Street NW with quick access to Yellowhead Trail and 137 Avenue, Delton Centre North offers 1,990 SF of highly visible commercial space within an established neighbourhood retail centre in north-central Edmonton. The property benefits from strong street exposure along a high-traffic corridor (~32,500 vehicles/day), pylon signage availability, and ample at-door parking, making it easily accessible for both customers and staff. Positioned alongside a strong tenant mix including Domino's, Urban Nails Salon, Tiny Heart Daycare, and Rice King Vietnamese Noodle House, the space enjoys consistent daytime and evening traffic. Mixed Use zoning allows for a wide range of potential uses, including retail, professional services, personal services, and food and beverage concepts. With possession available June 1, 2026, this property presents an excellent opportunity for businesses seeking a well-located storefront in a mature north Edmonton corridor.

### PROPERTY DETAILS

<b>Municipal Description</b>	12958 82 Street NW, Edmonton, AB
<b>Legal Description</b>	Plan 103MC, Block 13, Lot 2
<b>Zoning</b>	Mixed Use (MU h16 f3.5 cf)
<b>Vacant Unit Size</b>	1,990 SF
<b>Base Rent</b>	Market
<b>Additional Rent</b>	\$18.33 per sqft (Operating Cost \$11.80 per sqft, Property Tax \$6.53 per sqft)
<b>Possession</b>	Immediately



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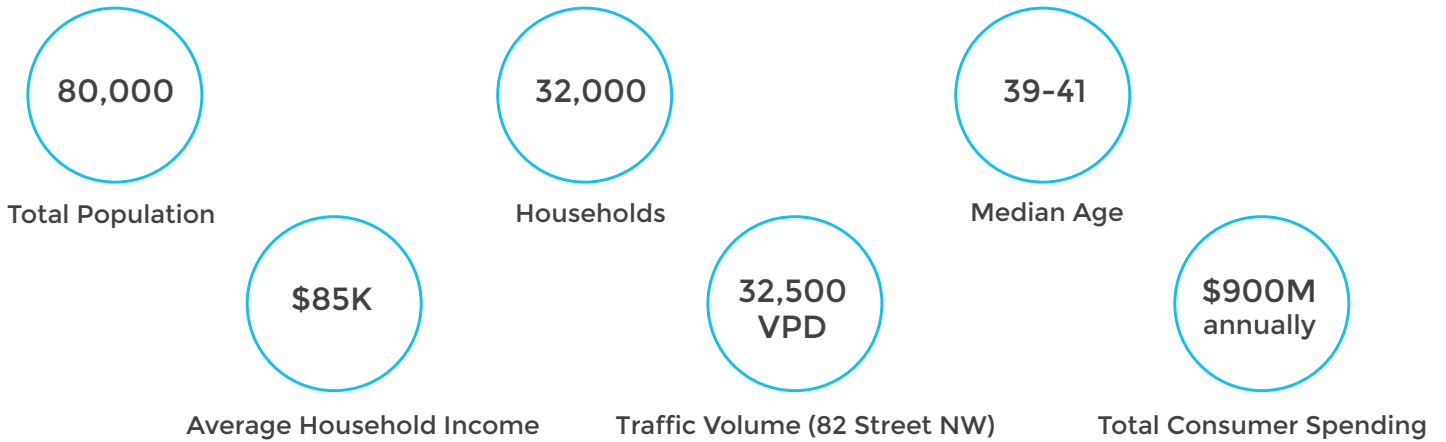
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# DEMOGRAPHICS WITHIN 3KM



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