

FOR LEASE EDGEMONT

SE CORNER OF LESSARD ROAD NW & 199 STREET NW



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OVERVIEW / EDMONTON

SE CORNER OF LESSARD ROAD NW & 199 STREET NW

OPPORTUNITY

Edgemont is a flourishing community located in the west-end of Edmonton. Businesses benefit from joining a growing retail centre and well desired community along Lessard Road with nearby access to the Anthony Henday. Edgemont's newest commercial retail development is perfect for any business looking to expand into West Edmonton.



HIGHLIGHTS

- **Building 2:** 1,262 SF fully built out unit pending
- **Building 3:** 1,100 SF unit Available for lease along Lessard Road
- Positioned along Lessard Road just off of the Anthony Henday Drive and located in one of Edmonton's most desirable communities
- With an expected multi-family development directly adjacent to the property, businesses can reap the benefits of a direct residential base within walking distance of the property
- Join Wendy's, Co-Op Gas Bar at this functional site with many local and national retailers entering the area

DETAILS + SITEMAP / EDMONT

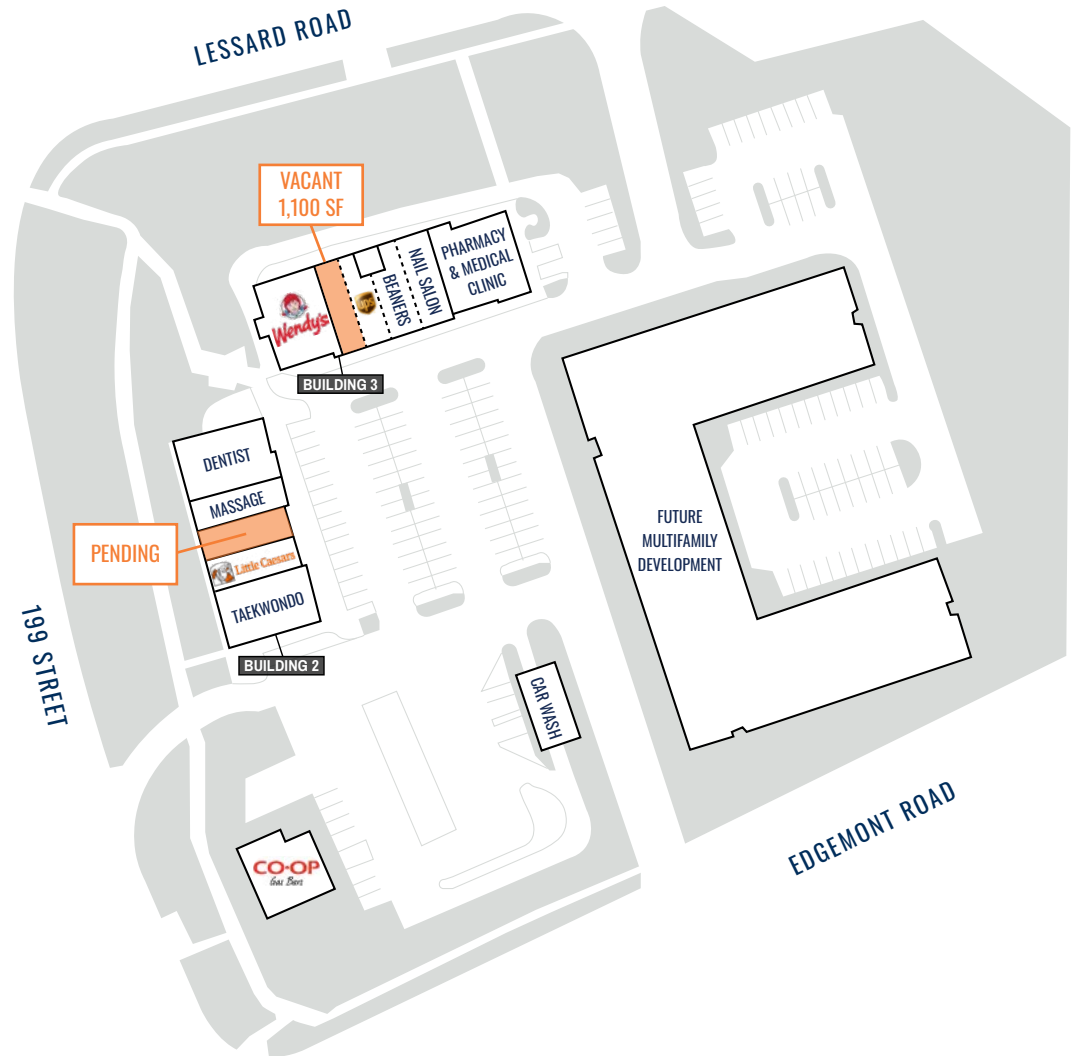
SE CORNER OF LESSARD ROAD NW & 199 STREET NW

SALIENT DETAILS

Municipal Address:	SE Corner of Lessard Road NW & 199 Street NW
Legal Description:	Plan 2220679; Block 1; Lot 57
Zoning:	DC2 (1220) - Site Specific Development Control Provision
Neighbourhood:	Edgemont
Site Size:	+/- 5.70 SF Site Size
Availability:	Building 2: Pending Building 3: 1,100 SF
Lease Rates:	Market
Additional Rent:	Operation Costs: \$8.51/SF Property Taxes: \$10.64/SF Total (est. 2026): \$19.15/SF



EDMONT SITE PLAN



AREA + STATS / EDMONTON

SE CORNER OF LESSARD ROAD NW & 199 STREET NW



13,400
Vehicles
per day



EXPOSURE
Along Lessard Road
& 199
Street



HIGHWAY ACCESS
2 minutes from
Edgemont Site



\$163,226
household income average
within 1km



37,229
2022 estimated
population within 3km



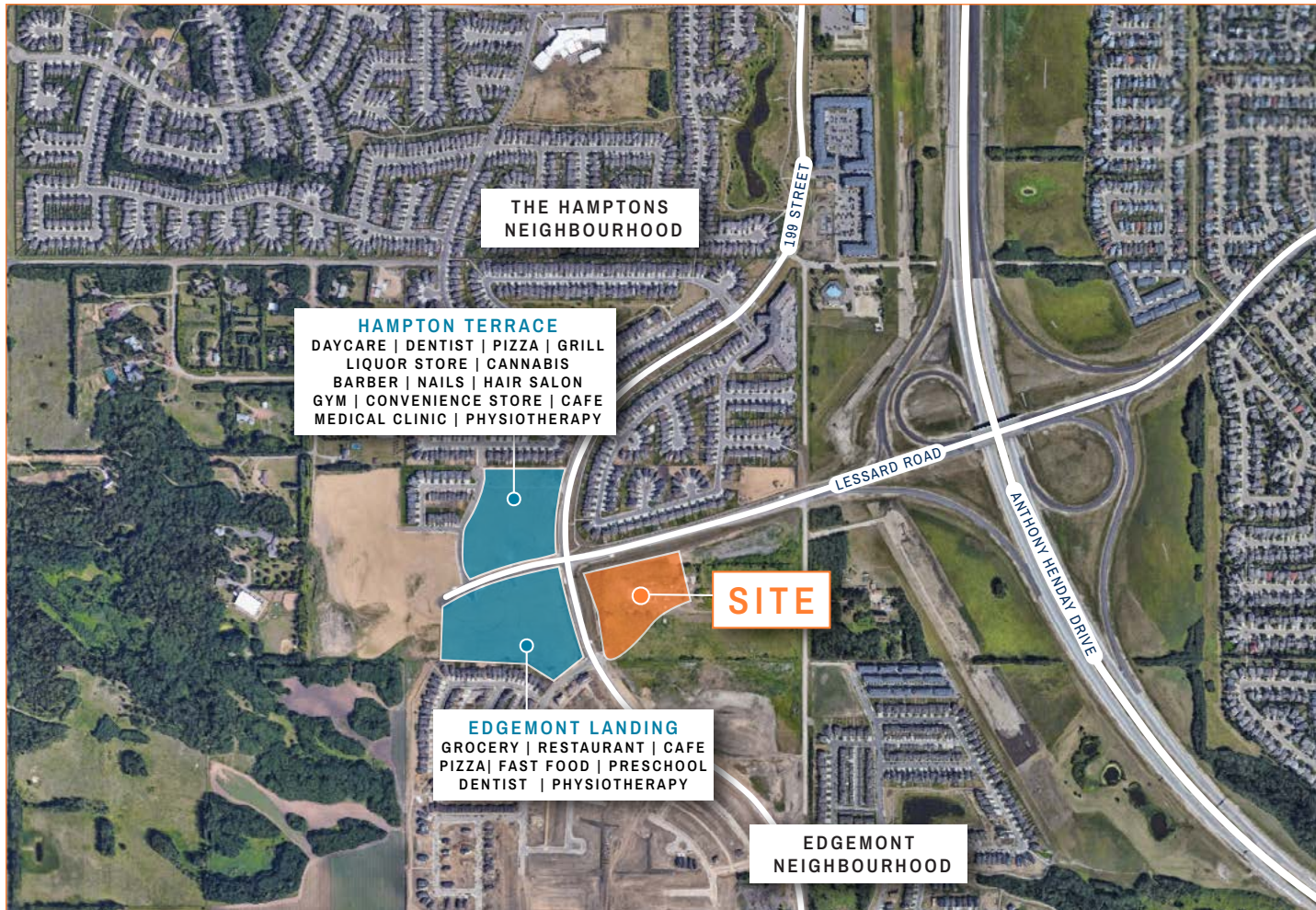
21.5%
Projected Population
change (2022-2027)



36.8
Median
Age



3.2
Average Persons
per Household



Edgemont's newest commercial retail development is situated in Edmonton's fast growing westend, located just off of Anthony Henday Drive and Lessard Road. The neighbourhood is ideally surrounded by both established and fast developing residential communities with high average household income and large residential growth predictions. With a very high 21.5% projected population growth and low median age, the Edgemont neighbourhood will be bustling with both small families and mature professionals.

Anthony Henday Drive	2 minutes
Whitemud Drive	6 minutes
Windermere Commercial	10 minutes
West Edmonton Mall	11 minutes

EDGEMONT

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Marcus & Millichap

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