

An aerial photograph showing a commercial plaza with several large, single-story buildings with flat roofs and large windows. The buildings are surrounded by parking lots filled with cars. In the background, there are residential houses and trees. The sky is clear and blue.

**FOR LEASE**

# PLAZA 66

12720 - 66 STREET NW | 6606 - 127 AVENUE NW  
EDMONTON, AB

**3,089 - 3,539 SF AVAILABLE AT THE  
CORNER OF FORT ROAD AND 127 AVENUE**

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# OVERVIEW / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

## OPPORTUNITY

Plaza 66 provides businesses with the opportunity to lease either a 3,089 SF main floor end cap unit or a 3,539 SF second floor office space. Plaza 66 is a well maintained professional building that features various local and national retailers along with Fort Road and 127 Avenue. The property provides ample parking, easy access to major thoroughfares, and various nearby residential neighbourhoods.



## HIGHLIGHTS

- Vacancy 1: 3,539 SF Second Floor Retail/Office Space
- Vacancy 2: 3,089 SF Main Floor Space
- Prime location with great Exposure, access and draw from various surrounding residential neighborhoods
- Strategically situated on the corner of Fort Road and 127 Street, which boasts approximately 35,400 vehicles per day and connects to the city's ring road, Anthony Henday Drive
- Excellent parking amenities within the site provides ample customer parking (44 parking stalls, 3 bicycle racks and 1 loading stall)



# AVAILABILITY / PLAZA 66

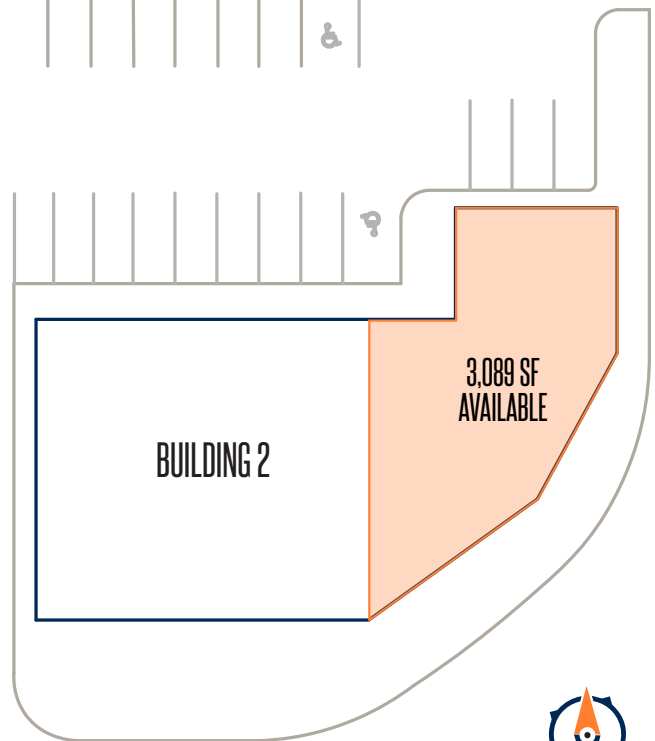
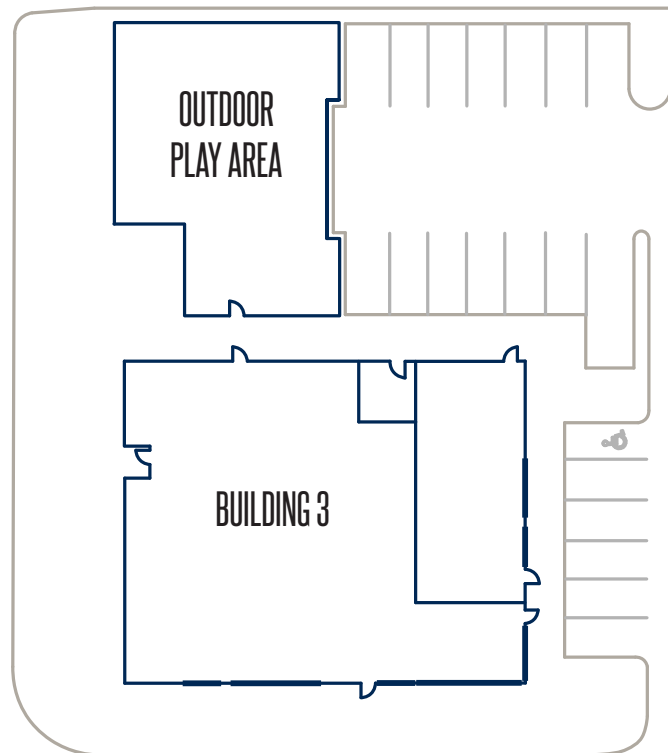
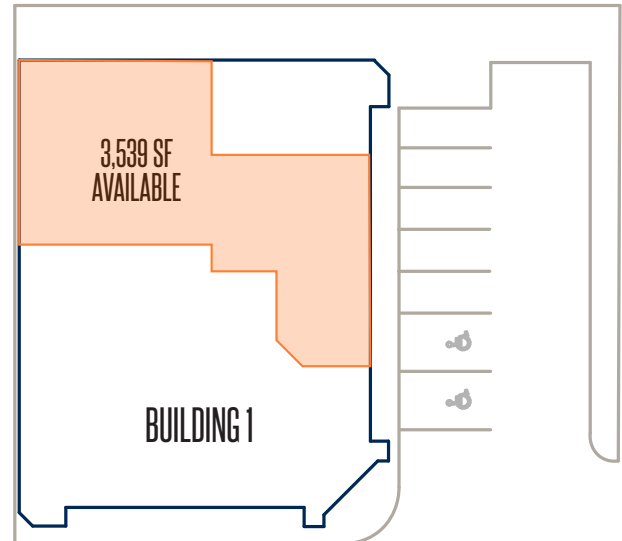
12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

**Building 1:**  
12720 - 66 Street NW, Edmonton

**Availability:** 3,539 SF (Second Floor)

**Building 2:**  
6606 127 Street NW, Edmonton

**Availability:** 3,089 SF (Main Floor)



# DETAILS + SITE MAP / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Municipal Address: 12720 - 66 Street NW, Edmonton

Legal Description: Plan 5435V, Block 1, Lot 5-6

Zoning: CB2 - General Business Zone

Parking: Ample on-site surface stalls

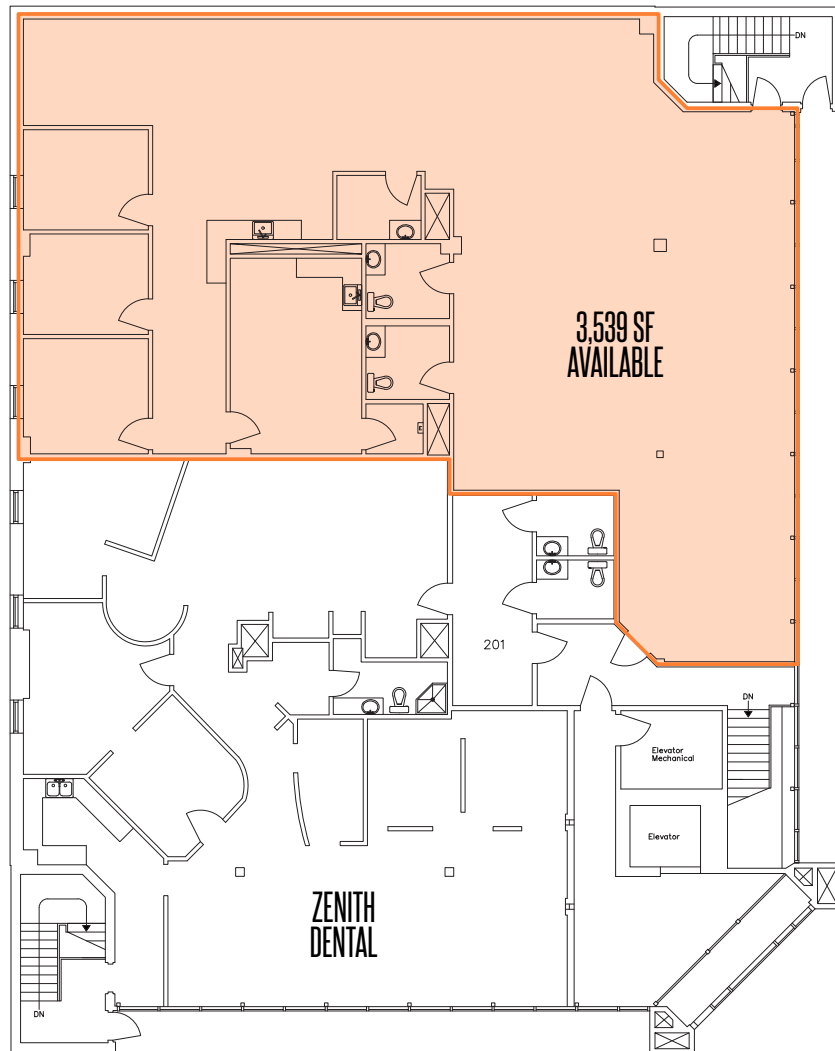
Available Space: 3,539 SF (Second Floor)

Availability: Immediate

Lease Rate: Market

Additional Rent: TBD

## 3,539 SF FLOOR PLAN



# DETAILS + SITE MAP / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Municipal Address: 6606 - 127 Avenue, Edmonton, AB

Legal Description: Plan 1422956, Block 1, Lot 13

Zoning: CB2 - General Business Zone

Parking: Ample on-site surface stalls

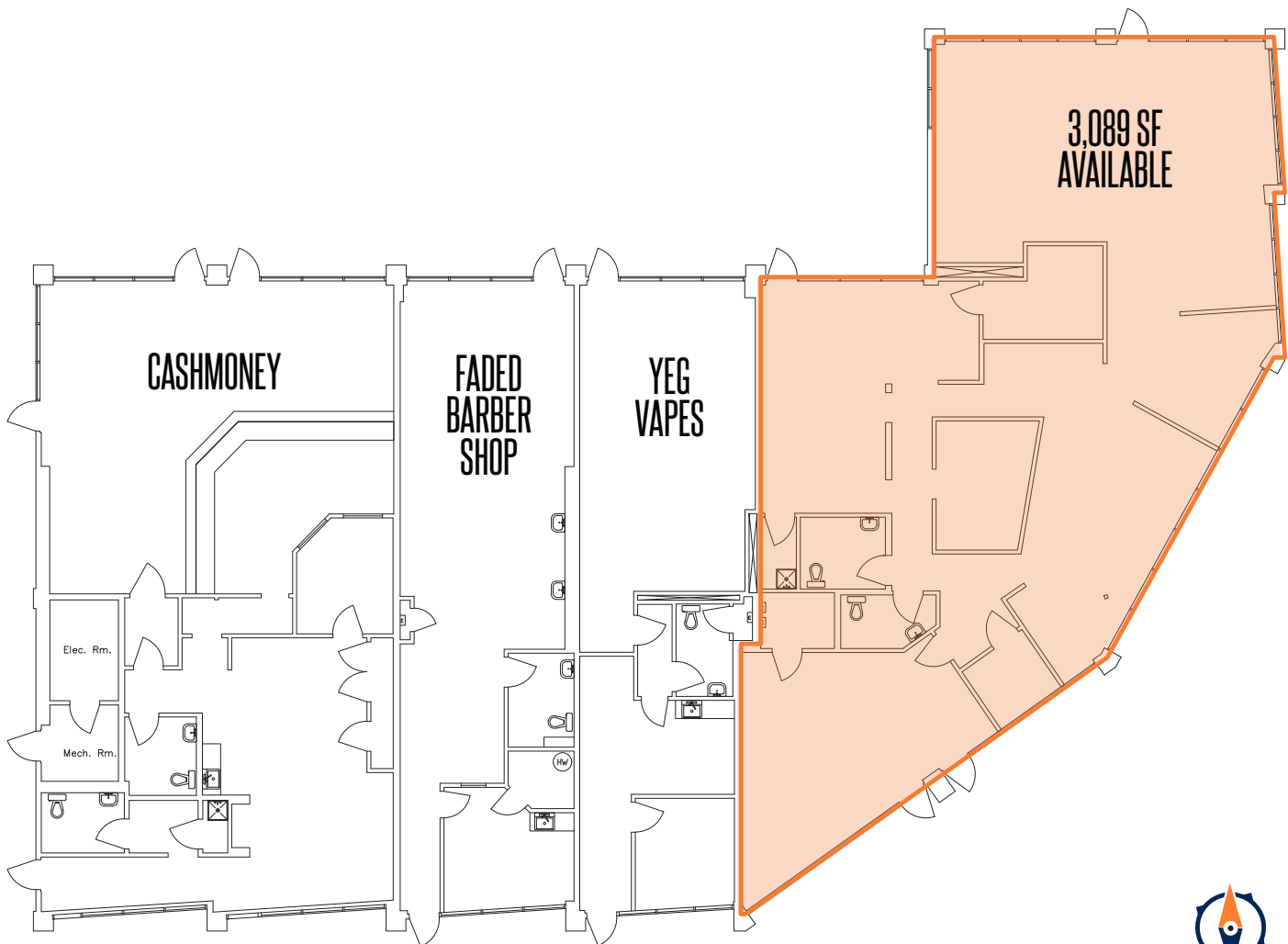
Available Space: 3,089 SF

Availability: Immediate

Lease Rate: Market

Additional Rent: TBD

## 3,089 SF FLOOR PLAN





# AREA + STATS / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Plaza 66 is located in Central-East Edmonton's mature and established Balwin neighbourhood. Well suited for families, the community provides good access to all services, outdoor amenities and major retail. The property benefits from close proximity other mature neighbourhoods such as Belvedere and Delwood, making Plaza 66 an easy access retail space for various demographics. Downtown Edmonton is also a 10-minute drive from the property via Fort Road. Other major transportation routes accessible include the Yellowhead Highway, Wayne Gretzky Drive, 127 Avenue, 66 Street and 118 Avenue.

Yellowhead Highway 2 minutes

Wayne Gretzky Drive 4 minutes

Clareview Town Centre 8 minutes

Downtown 17 minutes



**34,500**

vehicles  
per day



**EXPOSURE**

Fort Road &  
127 Avenue



**PARKING**

ample on-site  
surface stalls



**TRANSIT**

in nearby  
proximity



**\$83,529**

household income  
average within 3 km



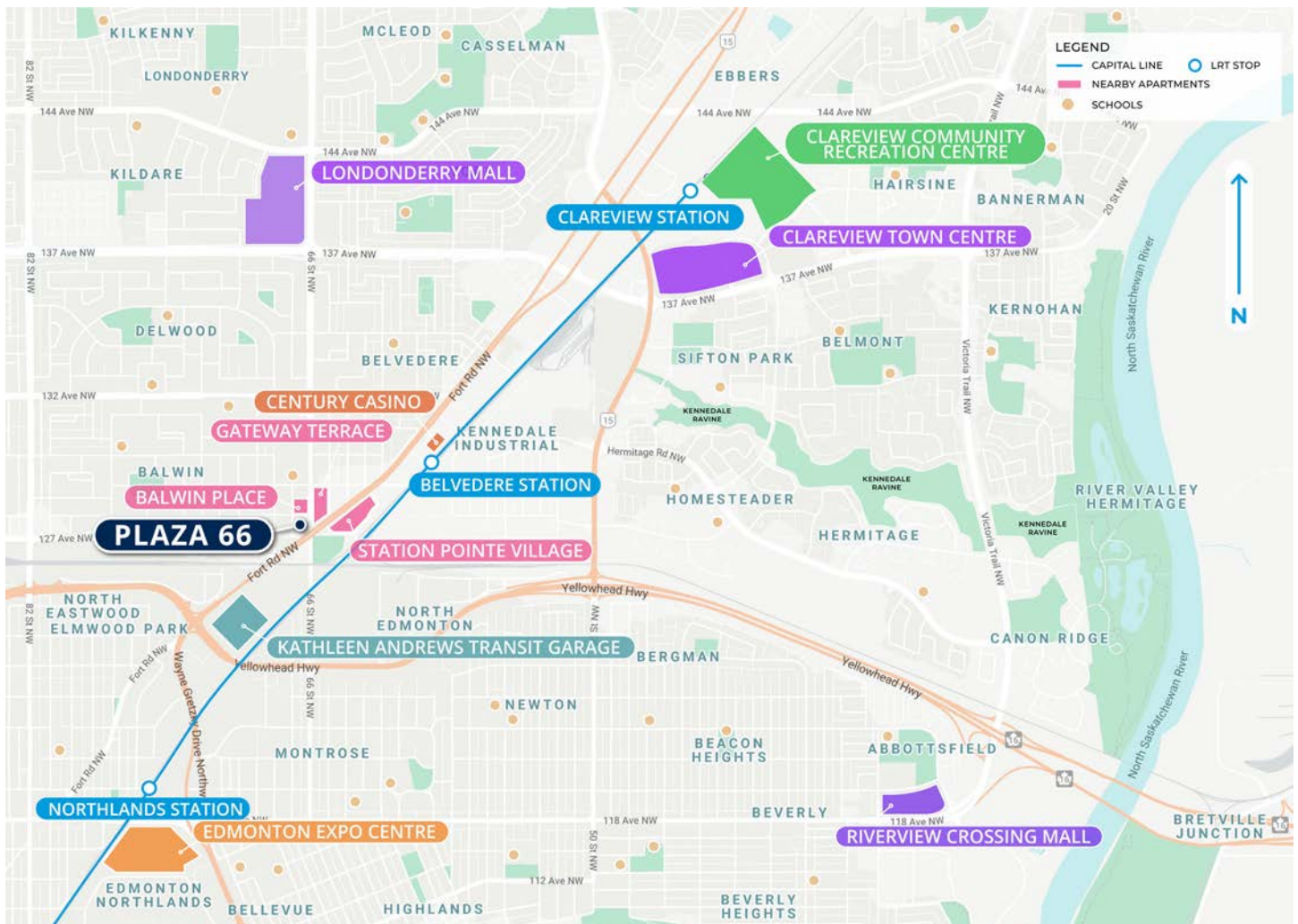
**72,619**

population  
within 3 km



**MULTI-UNIT**

commercial  
retail space







# Marcus & Millichap

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