

FOR LEASE

LUCKY NORTH

NAI Commercial



13915 - 127 STREET | EDMONTON, AB | RETAIL

PROPERTY HIGHLIGHTS

- 1,500 sq.ft.± retail space facing 127 Street
- Available immediately
- Exposure with over 30,900 vehicles along 127th Street at 137th Avenue daily
- Within close proximity to 127th Street, 137th Avenue, Yellowhead Trail, Anthony Henday Drive
- Located within close proximity to national anchors: Lucky Supermarket, McDonalds, Superstore, Tim Hortons, Dollarama, Joe Fresh, GYMVMT and more

JULIE LAM

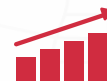
Senior Associate
780 436 7412
jlam@naiedmonton.com



27,311 VPD
127 STREET N OF 137 AVENUE



156,909
DAYTIME POPULATION



2.9%
ANNUAL GROWTH 2023 - 2033



62,683 EMPLOYEES
4,234 BUSINESSES



\$4.1B
TOTAL CONSUMER SPENDING

2026 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



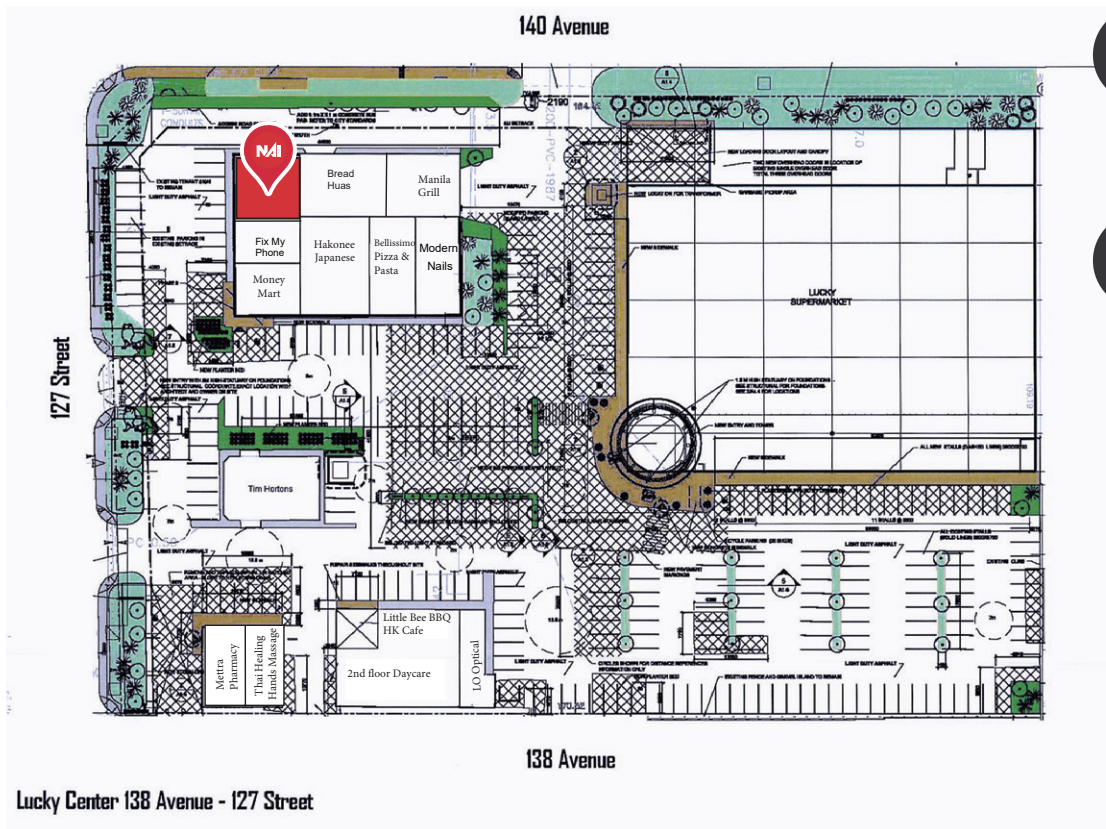
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8820046 Blk 39 Lot 2
ZONING	General Commercial (CG)
SIZE	1,500 sq.ft.±
AVAILABLE	Immediately
LEASE TERM	5 - 10 years
ASKING RENT	Market
OPERATING COSTS	\$15.30/sq.ft./annum (2026 estimate) includes building insurance, common area maintenance, property taxes, and management fees. Utilities are not included.



-  **4 MINUTE DRIVE**
TO ST ALBERT TRAIL
-  **5 MINUTE DRIVE**
TO YELLOWHEAD TRAIL
-  **9 MINUTE DRIVE**
TO ANTHONY HENDAY DRIVE
-  **17 MINUTE DRIVE**
TO DOWNTOWN EDMONTON

FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

