

FOR LEASE BRUIN CENTRE

9122 51 AVENUE, EDMONTON, AB



3,049 SF AVAILABLE
HIGHLY VISIBLE SIGNAGE

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OVERVIEW / BRUIN CENTRE

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OPPORTUNITY

The Bruin Centre provides exceptional retail space at excellent rental rates. With highly visible signage, any tenancy will have tremendous exposure to drive-by traffic. The existing tenant mix attracts a wide variety of consumers; and the existing zoning, IB, allows for a variety of industrial and commercial uses.



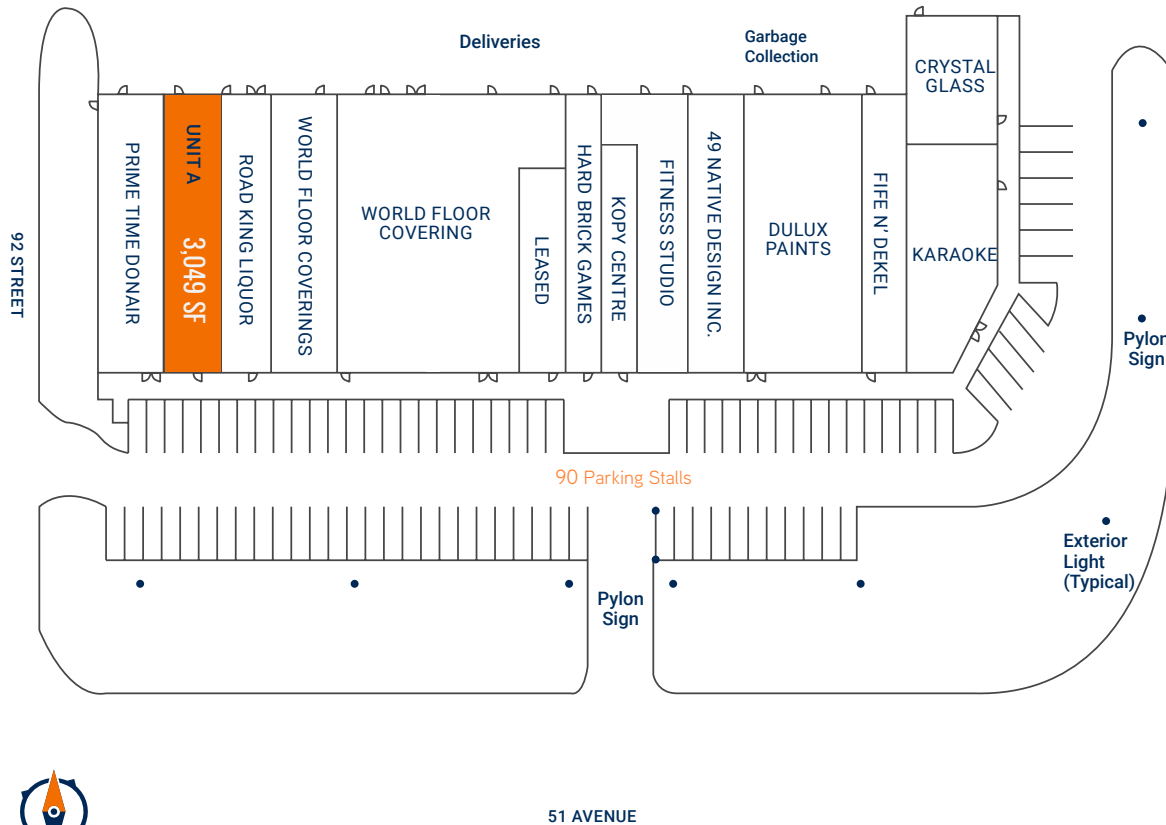
HIGHLIGHTS

- Unit A: 3,049 SF, partially built out for Cannabis Retail with dock loading.
- Open space ideal for fitness or showroom retail use
- Flexible possession date and deal terms

DETAILS + SITE MAP / BRUIN CENTRE

9122 51 AVENUE, EDMONTON, AB

FLOOR PLAN



SALIENT DETAILS

Municipal Address: 9122 51 Avenue, Edmonton, AB

Gross Leasable Area: Unit A: 3,049 SF

Zoning: IB - Industrial Business Zone

Parking: 90 parking stalls and parking behind building

Loading: Grade Loading and Dock Loading

Lease Rate: Market

Operating Costs: \$7.68/SF (2025)

Possession: Flexible

Anchor Tenants: Dulux Paints, Fife N' Dekel, and Crystal Glass



AREA + STATS / BRUIN CENTRE

9122 51 AVENUE, EDMONTON, AB



20,300
vehicles
per day



EXPOSURE
51 Avenue
& 91 Street



PARKING
ample surface
stalls



TRANSIT
in close
proximity



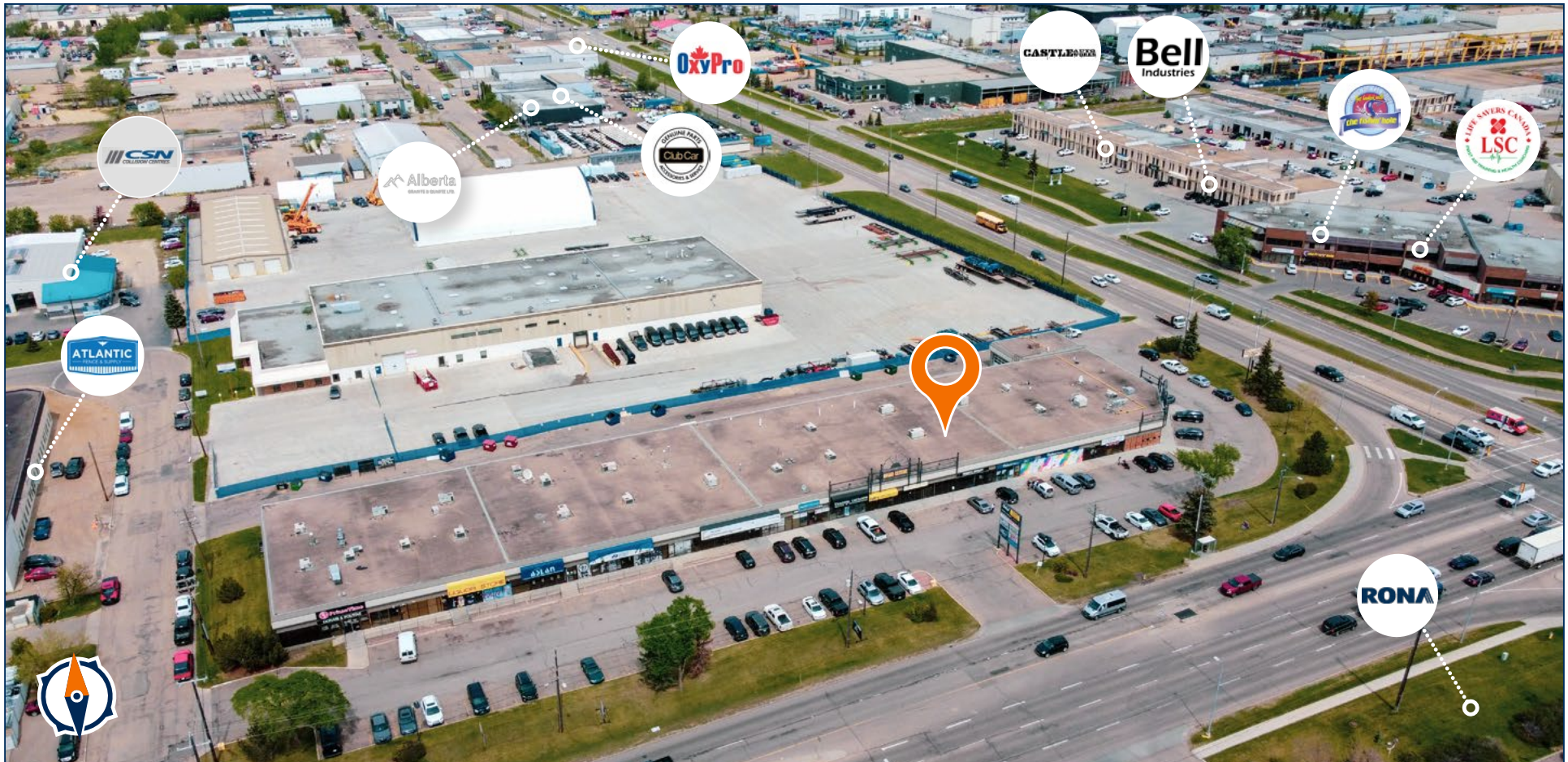
\$104,160
average household income
within 3 km



40,785
population
within 3 km



SIGNAGE
highly
visible



BRUIN CENTRE

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