



**SABLE** REALTY

**FOR LEASE**

Commercial Unit With Loading Doors Fronting Airport Road

# AIRPORT ROAD PLAZA

28,30 Airport Road Edmonton AB

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## 4,831 Square Foot Unit for Lease

Fronting onto Airport Road in Edmonton, Airport Road Plaza is a multi-tenant commercial building at 28 & 30 Airport Road. There is one 4,831 SF unit currently available, featuring 15' clear ceiling height and 12'x12' grade-level loading doors for straightforward access. Business Employment (BE) zoning provides flexibility for showroom, service, and light-industrial users seeking a practical, central location.

### PROPERTY DETAILS

Property Name	Airport Road Plaza
Municipal Description	28,30 Airport Road Edmonton AB
Legal Description	Lot 6-8,Block: 18B,Plan: 6466MC
Zoning	Business Employment (BE)
Vacant Unit Size	4,831 sqft
Base Rent	Market
Additional Rent	\$7.00 PSF (2025 Estimate)
Possession	June 2026
Year Built	1965
Power	TBD
Loading	12'x12' Doors
Ceiling Height	15' Clear



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## DEMOGRAPHICS (5KM RADIUS)

36,800

**Vehicles Per Day  
(Kingsway Ave)**

160,000

**Daytime  
Population**

+5.73%  
YoY

**Annual Growth**

\$5.2B  
Annually

**Total Consumer  
Spending**



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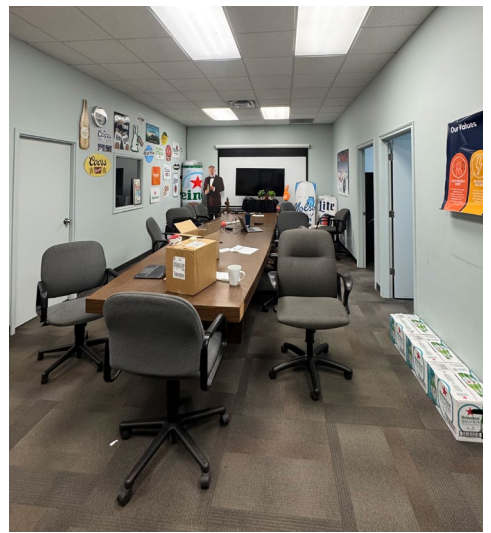
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