

**AVISON  
YOUNG**

**Rohit**<sup>TM</sup>  
**COMMERCIAL** | Bold Goes Further

**For Lease**  
115 Kinglet Boulevard NW,  
Edmonton, AB



# Big Lake Quarters

**900 up to 3,500 sf available.**

Brand new, exciting retail opportunities in  
Edmonton's thriving northwest corridor.

**Get more information**

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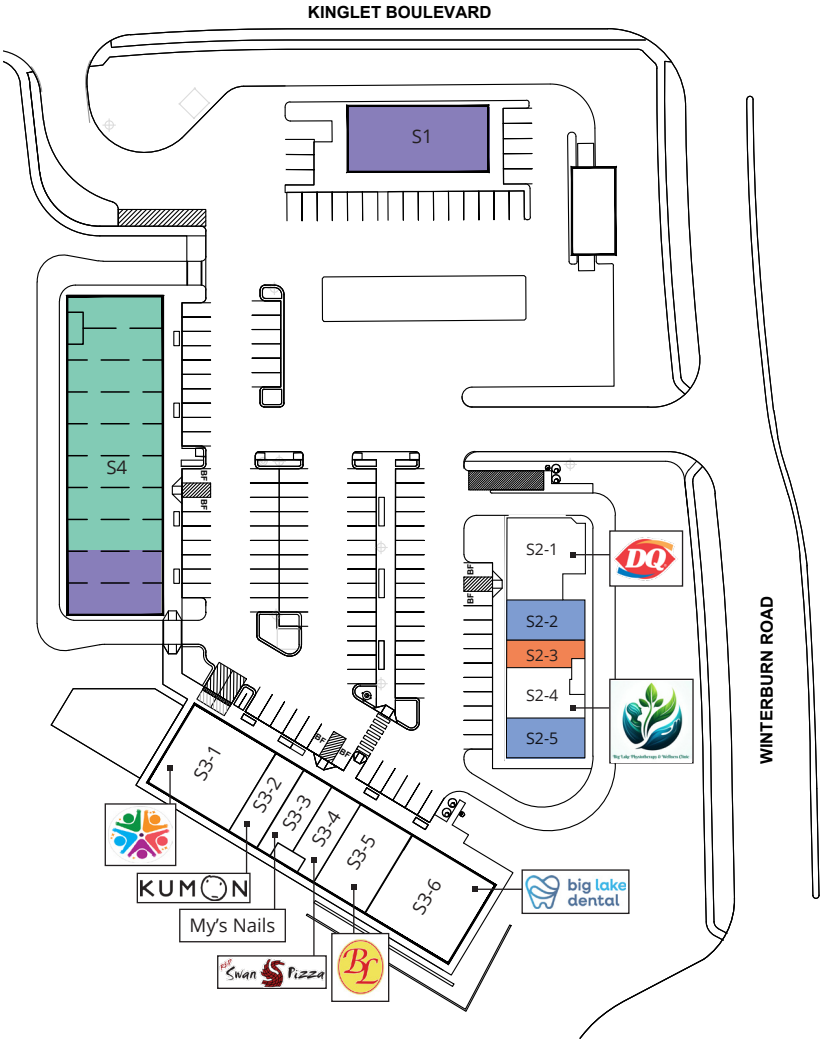
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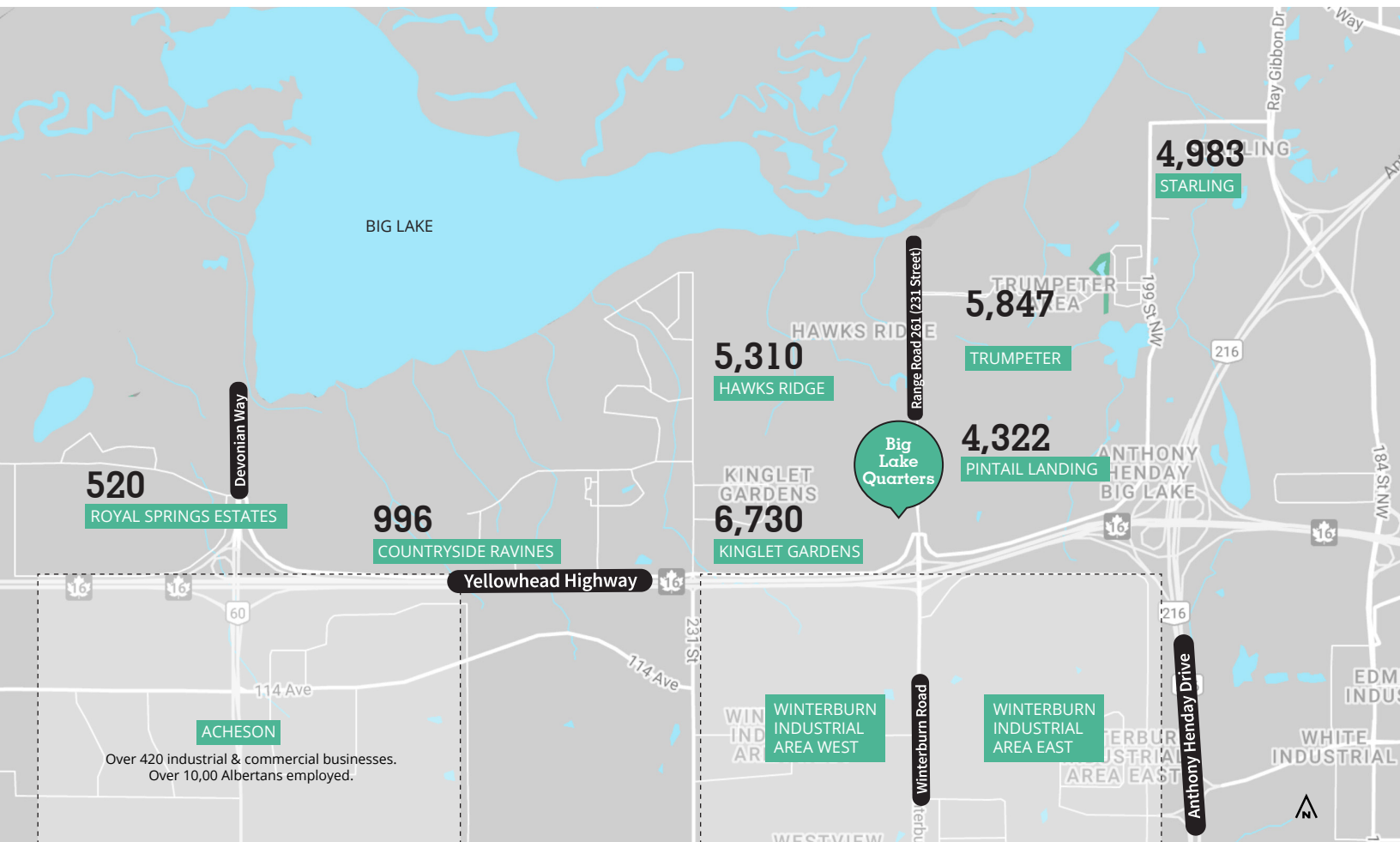
[avisonyoung.com](http://avisonyoung.com)







Offering summary

Address:	115 Kinglet Boulevard NW, Edmonton, AB
Legal Description:	Plan 2220074, Block 1, Lot 1
Availabilities:	S1 Under Negotiation
	S2 - 2 1,263 SF   Pending
	S2 - 3 900 SF   Available
	S2 - 5 1,200 SF   Pending
	S4 Pre-leasing Fall 2026 Possession
Zoning:	General Commercial (CG)
Parking:	Ample surface
Lease Rates:	Market
Op. Costs:	\$19.00 (2025)





\*Numbers for Hawks Ridge, Kinglet Gardens, Trumpeter, Pintail Landing and Starling represent total population upon build-out.

		3 kilometers	5 kilometers
	Population	6,018	18,538
	Households	2,419	6,420
	Median Age	37.1	35
	Average Household Income	\$129,311	\$133,746

Location highlights

- Excellent visibility and accessibility from Yellowhead Trail and Winterburn Road.
- Last convenient stop in the City of Edmonton heading west towards Spruce Grove, Stony Plain and further west to Jasper.
- Acheson and Winterburn has over 420 commercial and industrial businesses, employing over 10,000 Albertans<sup>†</sup>. With a large industrial presence including manufacturing, construction, energy, agri-food, transportation, distribution, logistics and more, Acheson is also known to be the largest and fastest growing industrial area in Western Canada.

<sup>†</sup> Acheson Business Association



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## Get in touch

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