



FOR LEASE

3,000 SF Highly Visible Retail Space in North Edmonton

CASTLEDOWNS PLAZA

11868 145 Avenue, Edmonton, AB

NOAH ISSA

Vice President
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM

Associate
780-807-6597
msalem@sablerealty.ca

ALI SHABEN

President, Broker/Owner
780-446-8622
ali@sablerealty.ca



For Lease: 3,000 SF Unit in Castledowns Plaza

Located on 145 Avenue in the heart of Castle Downs, northwest Edmonton, Castledowns Plaza offers 3,000 SF of retail space in a well-established residential neighbourhood. The unit benefits from strong local traffic, easy access from Castle Downs Road and 127 Street, and ample on-site parking. Surrounded by single-family homes, townhouses, and apartments across 11 mature neighbourhoods, the property enjoys a steady and loyal customer base. CN zoning allows for a wide range of uses including retail, food service, and personal services. This is a great opportunity for businesses looking for a highly visible storefront in an established north Edmonton community.

PROPERTY DETAILS

| | |
|------------------------------|--------------------------------|
| Municipal Description | 11868 145 Avenue, Edmonton, AB |
| Legal Description | Plan 7520907, Block 12, Lot 6B |
| Zoning | Neighbourhood Commercial |
| Vacant Unit Size | 3,000 sqft |
| Base Rent | Market |
| Additional Rent | \$14.19 PSF (2026 Estimate) |
| Possession | TBD |



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DEMOGRAPHICS WITHIN 3KM

42,000+

Population

17,000

Households

38-42

Median Age

\$105K

Average Household
Income



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