



**FOR LEASE**

6,983 SF Open Plan Space Fronting High Traffic 118 Avenue

# BEACON HEIGHTS SHOPPING CENTRE

4316 – 118 Avenue NW, Edmonton AB

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## ±6,983 SF FOR LEASE - Beacon Heights Shopping Centre

Big, bright, and ready for its next chapter: ±6,983 SF of open-plan space - the centre's largest bay - fronting one of northeast Edmonton's busiest stretches of 118 Avenue. Previously a church, the wide-open floor plate adapts easily to fitness, medical or dental, child care, office, faith or community use, or a high-visibility retail concept. Add prominent pylon and fascia signage, 30 on-site parking stalls, a stable co-tenancy anchored by Alberta Health Services / EMS, and flexible zoning, and you have a rare turnkey footprint on a proven corridor.

This is a location built on traffic and rooted in community. Positioned directly on 118 Avenue - one of northeast Edmonton's busiest arterials at ~20,000 vehicles/day - with Yellowhead Trail (Highway 16) minutes away, the centre is easy to reach from across the region. A dense, established trade area -Highlands, Beacon Heights, Beverly Heights, Abbottsfield and Rundle - surrounds it with settled, high-owner-occupancy households and dependable day-in, day-out demand.

### PROPERTY DETAILS

<b>Municipal Description</b>	4316 - 118 Avenue NW Edmonton
<b>Legal Description</b>	Plan 8119AH, Block 2, Lot 3-10
<b>Zoning</b>	Mixed Use (MU h16 f3.5 cf)
<b>Vacant Unit Size</b>	6,983 SF
<b>Base Rent</b>	\$15.00 PSF
<b>Additional Rent</b>	\$3.20 PSF (Taxes) + \$4.40 PSF (CAM)
<b>Possession</b>	Immediately
<b>Parking</b>	Scramble
<b>Pylon Signage</b>	\$100 per month



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# TRADE AREA DEMOGRAPHICS



**Trade-Area  
Population (1-3km)**



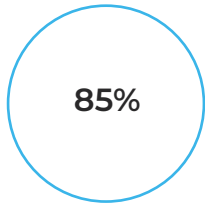
**Beacon Heights  
Population**



**Density**



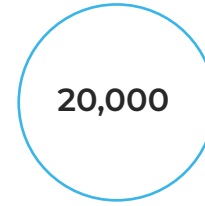
**Median Age**



**Owner  
Occupancy**



**Median Household  
Income**



**Vehicles Per Day**



**Catchment**



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# INTERIOR PHOTOS



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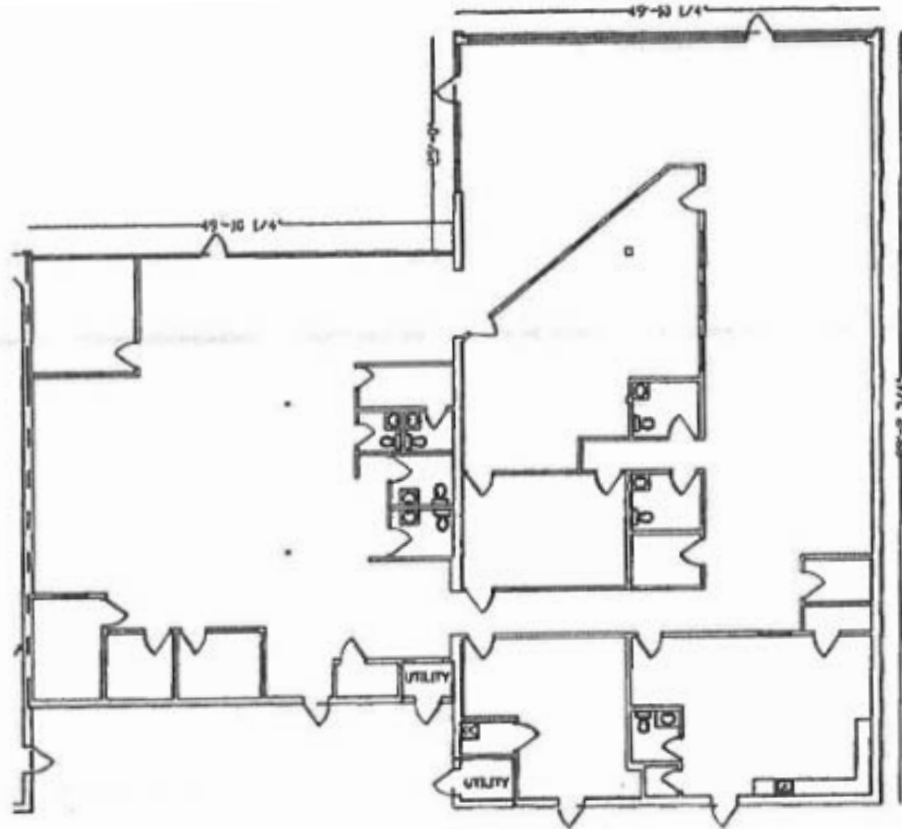
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## FLOOR PLAN



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