

SUITABLE FOR CHURCH, DAYCARE, OR MEDICAL



Calder Freestanding Retail Building

11939 - 129 AVENUE, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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NAICommercial

Property Highlights

- 4,805 sq.ft.± bright, flexible freestanding retail building on 0.38 acre± lot
- Open concept layout with offices, staff area, two washrooms and vaults
- Fully paved parking lot
- Zoning suitable for a variety of uses including standalone retail, church, daycare, medical and more
- Property is sold as-is where-is. Building does not presently have utility service
- Corner location on a vibrant commercial strip in the Calder residential area



190,880
DAYTIME POPULATION



2.7%
ANNUAL GROWTH
2023-2033



83,514
EMPLOYEES



78,220
HOUSEHOLDS



\$86,025
AVERAGE HOUSEHOLD
INCOME



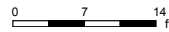
\$5.12B
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS



Additional Information

SIZE AVAILABLE	4,805 sq.ft.±
LEGAL DESCRIPTION	Plan 6480BA Blk 12 Lot G,H,I,J
ZONING	Neighbourhood Mixed Use (MUN) & Small Scale Residential (RS)
AVAILABLE	Immediately
PARKING	20 energized stalls
PROPERTY TAXES	\$18,659.77 (2025)
SALE PRICE	\$1,500,000



PREPARED: 2025/11/04



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💻 www.naiedmonton.com