



9005-127 Avenue NW, Edmonton

 **PROPERTY
DETAILS**

Address:	9005-127 Avenue NW, Edmonton
Legal:	Lot 10, Block 60A, Plan I0520041
Zoning:	Business Commercial (CB)
Total Size:	2,500 SF (+/-)
Lease Rate:	\$19.00 / SF
Additional Rent:	\$4.82 / SF (Incl. property taxes/building insurance/common area/snow removal)
Parking:	Designated Parking
Signage:	Building (3 Sides)
Available:	Immediately

 **PROPERTY
HIGHLIGHTS**

- Ideal uses - Medical Services/Professional Services/Personal Service Shop / Health Services / Studio / Gallery
- Direct Exposure on 127 Ave
- Designated Parking for clients
- Modern building w/ great curb appeal
- Lots of natural light
- Ingress/Egress Access



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PROPERTY LOCATION

9005-127 Avenue, Edmonton

Neighbourhood features:



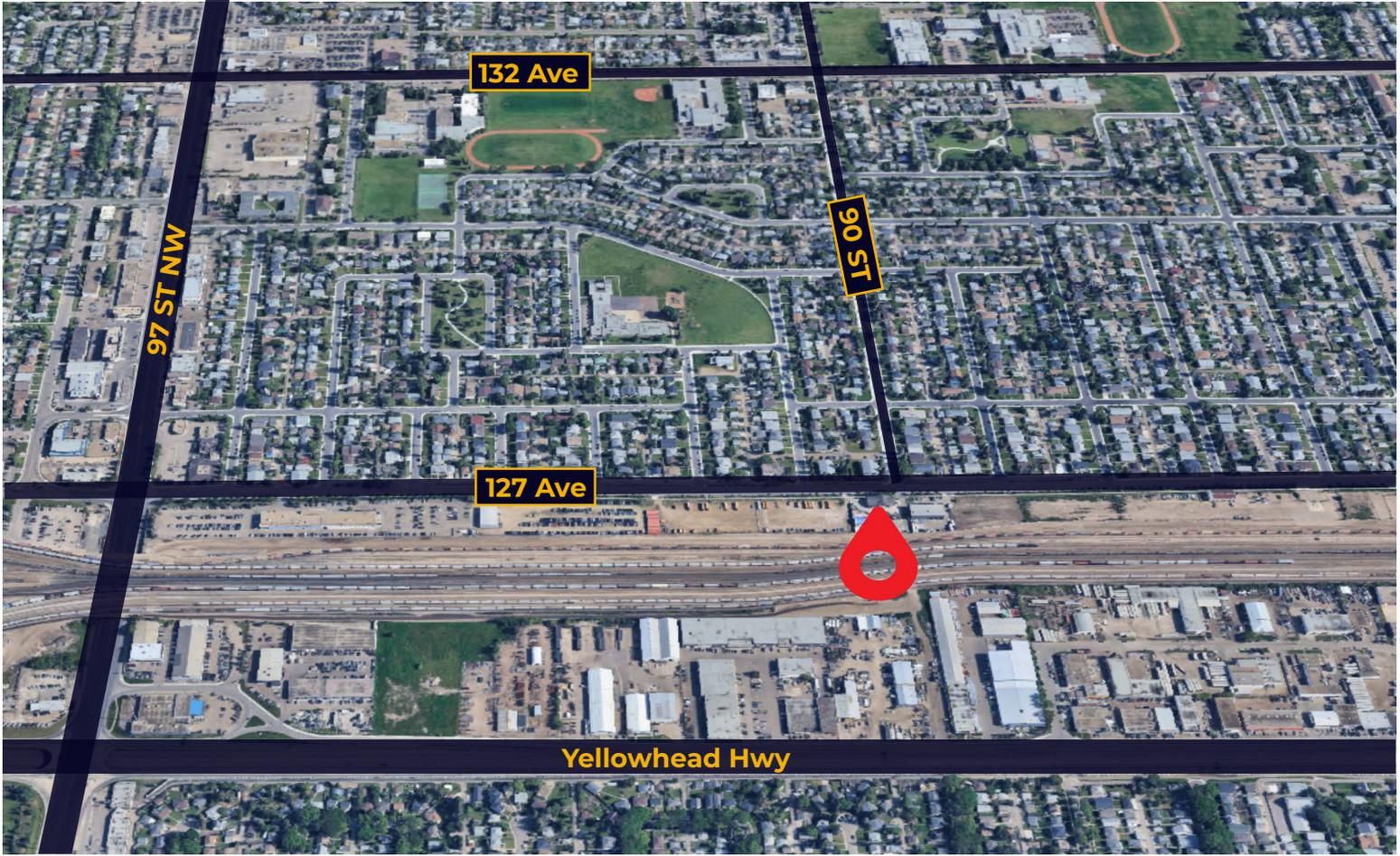
TRANSIT



SHOPPING



DINING



VEHICLES PER DAY

127 Ave: 8,300



AREA POPULATION (within 5kms)

▪ 246,145 Daytime Population



AREA INCOME

▪ Average household income of \$83,312



LOCATION FEATURES

- **High-Visibility Location** – Positioned directly on 127 Avenue NW, offering strong exposure to vehicle and pedestrian traffic.
- **Established Commercial Corridor** – Surrounded by a mix of retail, medical, and service-based businesses, creating consistent local activity.
- **Close to Major Routes** – Easy access to Yellowhead Trail, 97 Street, and Wayne Gretzky Drive, facilitating smooth logistics and commuting.
- **Dense Residential Surroundings** – Located near mature residential communities, providing a built-in customer base.
- **Nearby Amenities** – Proximity to shopping plazas, restaurants, schools, and essential services.



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