

FOR LEASE

MAYFIELD PLAZA - RETAIL BAYS AVAILABLE

NAI Commercial



109,254
POPULATION



101,579
EMPLOYEES



6,621
BUSINESSES



\$4.2B
TOTAL CONSUMER
SPENDING



\$99,190
AVERAGE HOUSEHOLD
INCOME

2023 DEMOGRAPHICS WITHIN 5KM RADIUS

16604 - 109 AVENUE | EDMONTON, AB | HIGH EXPOSURE

PROPERTY DESCRIPTION

- High exposure retail space available on Mayfield Road
- Variety of options from 1,189 sq.ft.± and up to 5,869 sq.ft.±
- Over five rows of common parking
- Small turnkey unit under construction
- Large open showroom areas ready for your finishing touches
- Over 60,000 vehicles per day are in the trading area of 170 Street and Mayfield Road
- Demising options available

CHAD SNOW

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ADDITIONAL INFORMATION

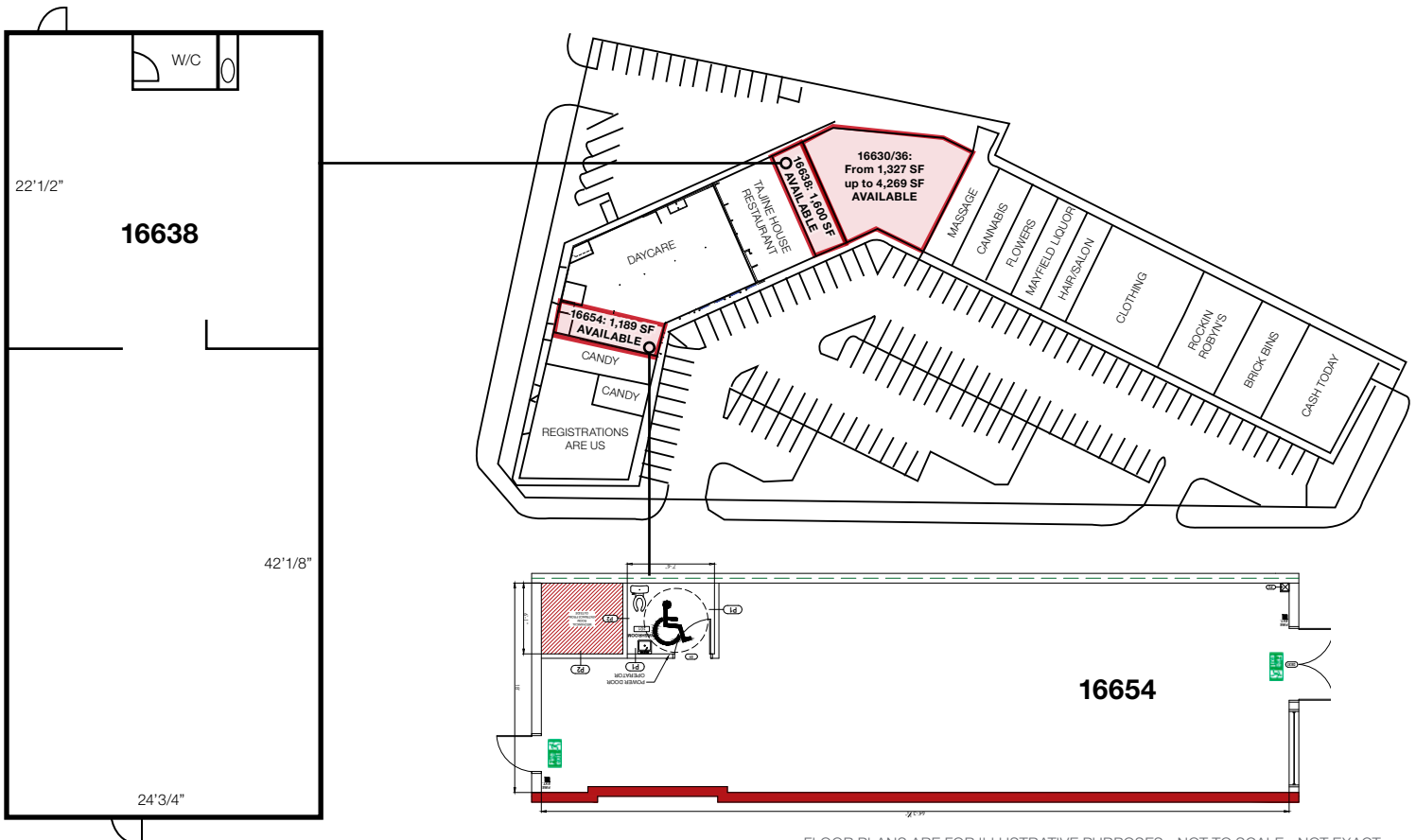
AREAS AVAILABLE	16630/36: 1,327 up to 4,269 sq.ft. 16638: 1,600 sq.ft. 16654: 1,189 sq.ft.
LEGAL DESCRIPTION	Plan 3413NY, Block 4, Lot 7A
ZONING	BE (Business Employment)
LEASE TERM	Three to ten years
AVAILABLE	Immediately
NET LEASE RATE	\$14.00 to \$18.00 per sq.ft. Dependant on size and location
OPERATING COSTS	\$14.31 per sq.ft. per annum (estimated to June 30, 2025) Includes property insurance, common area costs, waste and recycling, property tax, management fees, electricity, natural gas and water.
	Note: Some bays have separately metered utilities and therefore lower operating costs. See agent for details.
SIGN RENTALS	\$150 per month above store fronts



16638



16630/36



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

