

FOR LEASE

ELITE CENTRE ASPENWOOD

NAI Commercial



4420 - 36 AVENUE | EDMONTON, AB | RETAIL/OFFICE BAY

PROPERTY HIGHLIGHTS

- 1,139 sq.ft. fully built-out retail bay located in community of Millwoods
- 4 private offices, 2 washrooms, and reception area
- Perfect for a medical clinic, dental office, or professional services
- Plumbing rough-ins in each room for easy conversion
- Surrounded by complementary businesses including: Pharmacy, Daycare, Hair Salon, Bakery, Circle K & more
- Pylon signage available for maximum visibility

JESSE ALAEDDINE

Associate
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89,304
DAYTIME POPULATION



2.5%
ANNUAL GROWTH
2023-2033



12,262
EMPLOYEES



\$2.2B
CONSUMER SPENDING



9,046
MILLWOODS ROAD EAST
NORTH OF 36 AVENUE



\$104,935
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



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



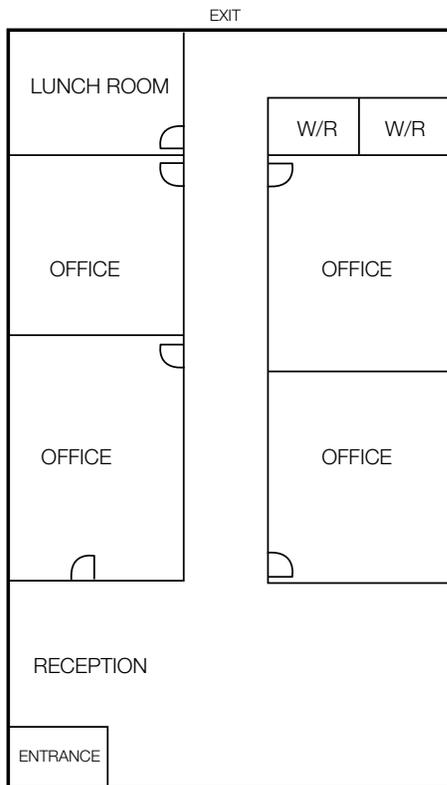
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,139 sq.ft.±
LEGAL DESCRIPTION	Plan: 7922359 Block: 18 Lot: 121
ZONING	Neighbourhood Commercial (CN)
NEIGHBOURHOOD	Minchau
LEASE RATE	\$28.00/sq.ft./annum net
OPERATING COSTS	\$21.97/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and mangement fees
AVAILABLE	Within 30 days



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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