

SABLE REALTY

PRICE REDUCTION
Lowered Base Rent

FOR LEASE

Flexible Office Unit in Multi-Tenant
Professional Building in NW Edmonton

WESTBAY PLAZA

14615 134 Avenue, Edmonton AB

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4,036 SF Unit in Westbay Plaza

Fronting onto 134 Avenue with convenient access to 156 Street, Yellowhead Trail, and St. Albert Trail, 14615 134 Avenue offers 3,843 SF of well-located office space within an established Northwest Edmonton business corridor. The property benefits from strong accessibility, ample on-site parking, and efficient connectivity to major arterial routes, making it easily accessible for both staff and visitors.

Positioned within a multi-tenant professional building, the space enjoys consistent daytime activity and a stable surrounding tenant mix. Business Employment (BE) zoning allows for a wide range of potential uses, including professional offices, administrative users, medical and allied health services, non-profit organizations, and service-oriented businesses. With immediate possession available and competitive rental rates, this property presents an excellent opportunity for organizations seeking flexible, well-located office space in Northwest Edmonton.

PROPERTY DETAILS

Municipal Description	14615 134 Avenue, Edmonton AB
Legal Description	Plan 7621570 Blk 11 Lot 6,9
Zoning	Business Employment
Vacant Unit Size	4,036 SF
Base Rent	\$8-PSF \$2 PSF
Additional Rent	\$8.15 PSF (2026 Estimate)
Possession	Immediately



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DEMOGRAPHICS (3KM RADIUS)

92,000

Population

38,000

Households

37-39

Median Age

\$103,000
per year

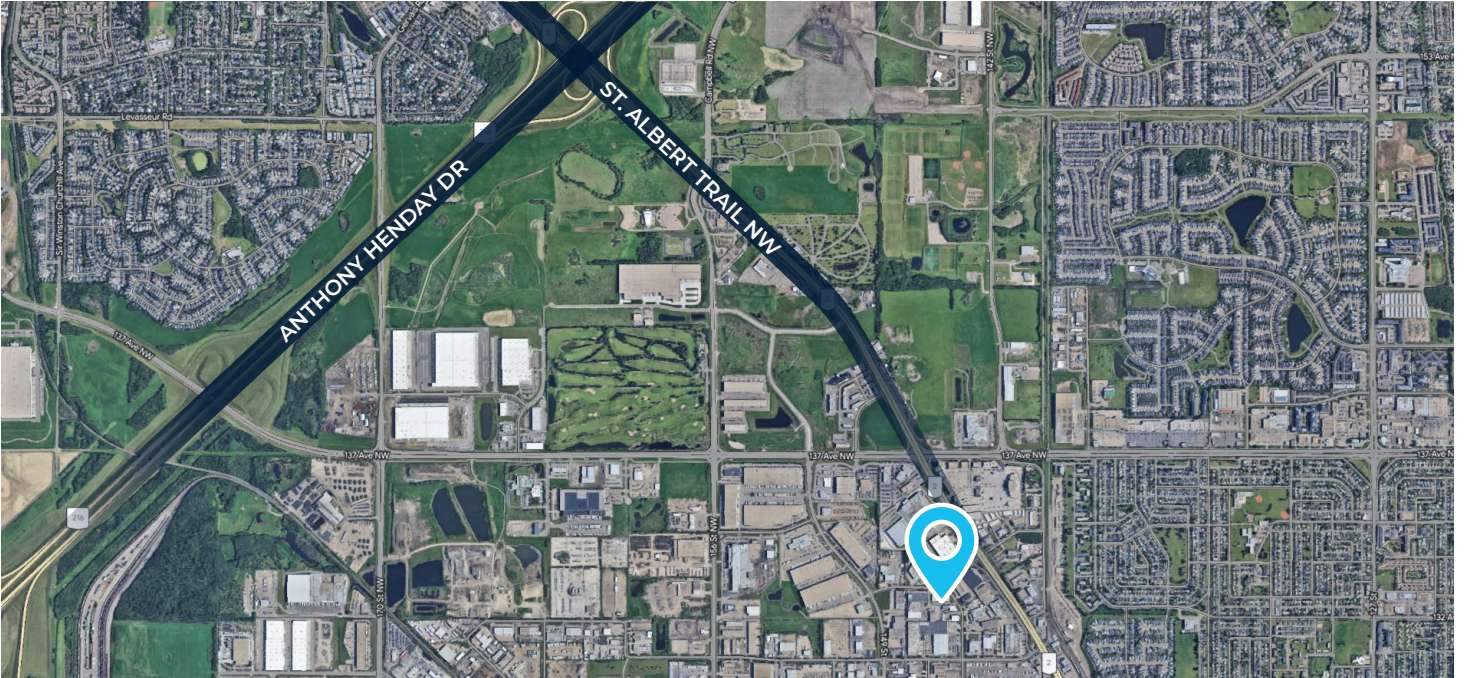
Average
Household
Income

70,000
vehicles
per day

Traffic Volume
(Yellowhead Trail
& 156 Street)

\$1.04B
annually (est.)

Total Consumer
Spending



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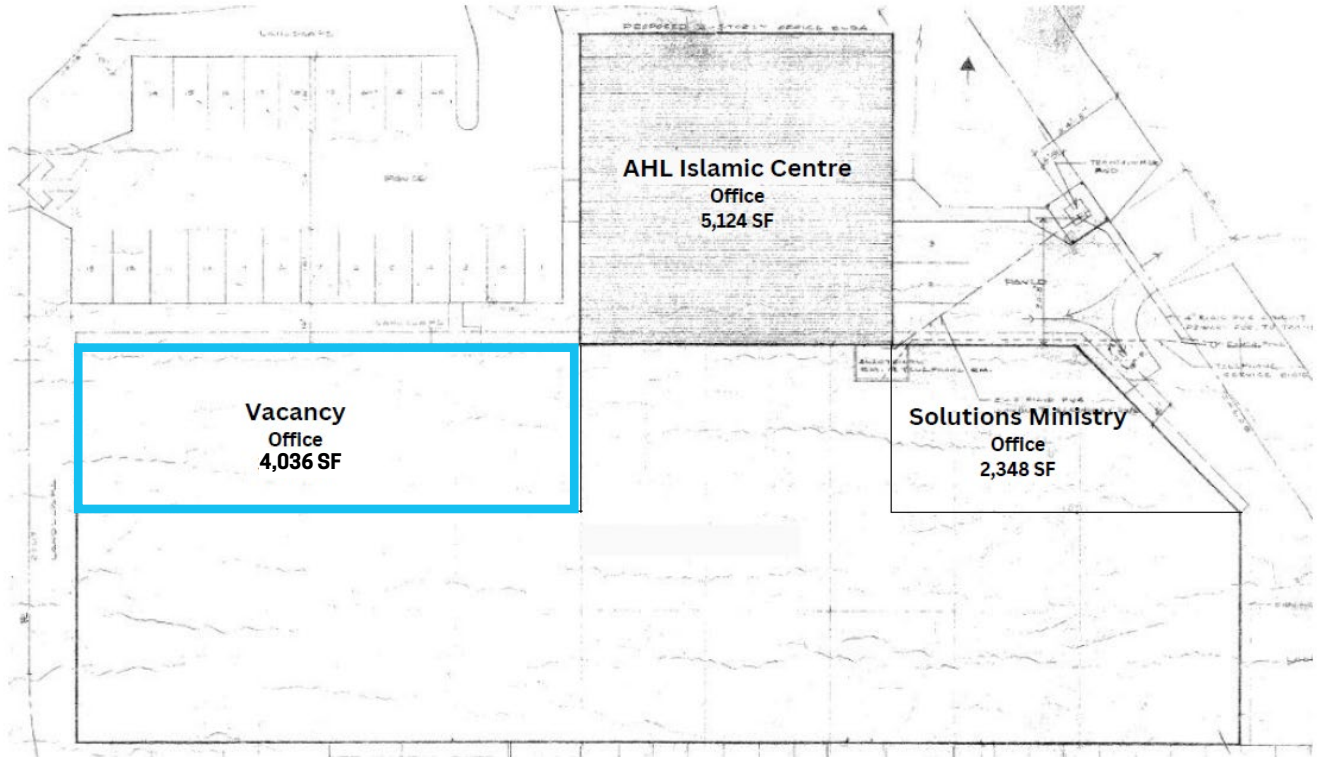
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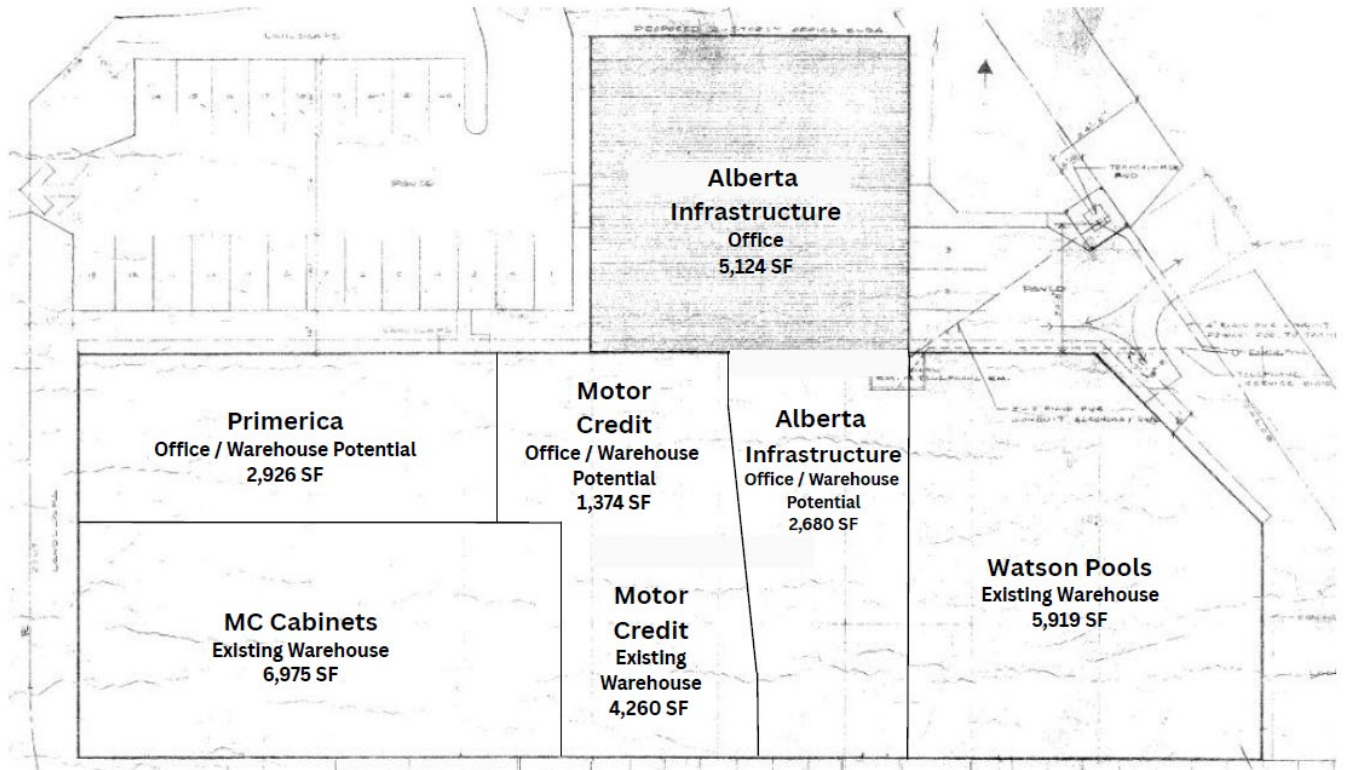
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SECOND FLOOR



MAIN FLOOR



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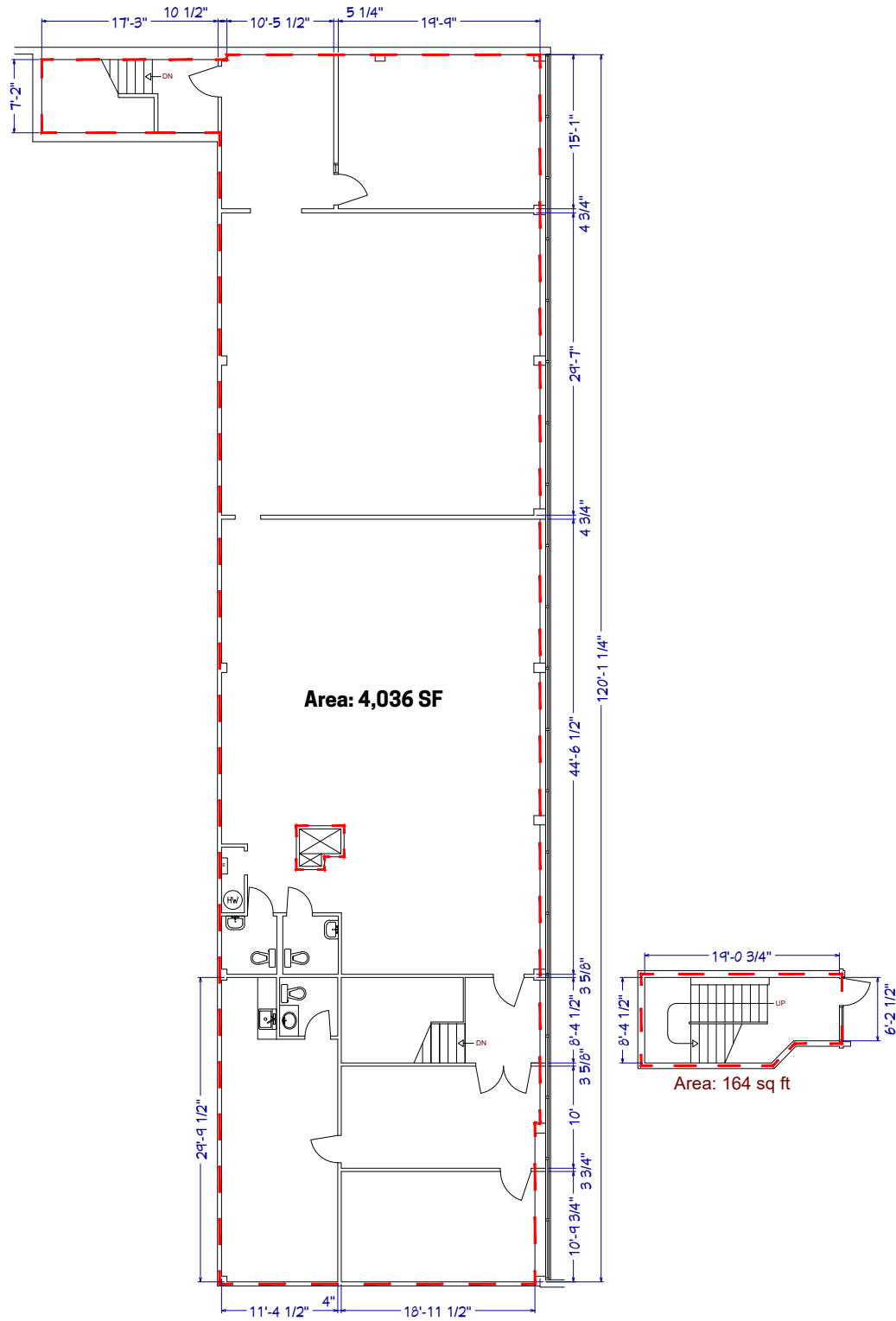
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VACANT UNIT FLOOR PLAN



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