

**AVISON
YOUNG**



Crombie

For Lease

109 Street & 82 Avenue
Edmonton, AB



Garneau Safeway

Grocery-anchored newly renovated freestanding retail space in the heart of Garneau

- Anchored by Safeway Grocery & Liquor
- Newly renovated building in a fantastic south-central location within close proximity to Whyte Avenue, University, and Downtown.
- Great exposure to 109 Street and Whyte Avenue
- Daily Traffic Count on 109 Street: 33,000 VPD
- Excellent on-site parking (133 stalls)
- Nearby Tenants: Safeway, Bone and Biscuit, Papa John's Pizza, H Mart, Shoppers Drug Mart, TD Bank, Boston Pizza, Esso, RBC, and more.

**Get more
information**

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Principal

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Bruce Peters

Vice President

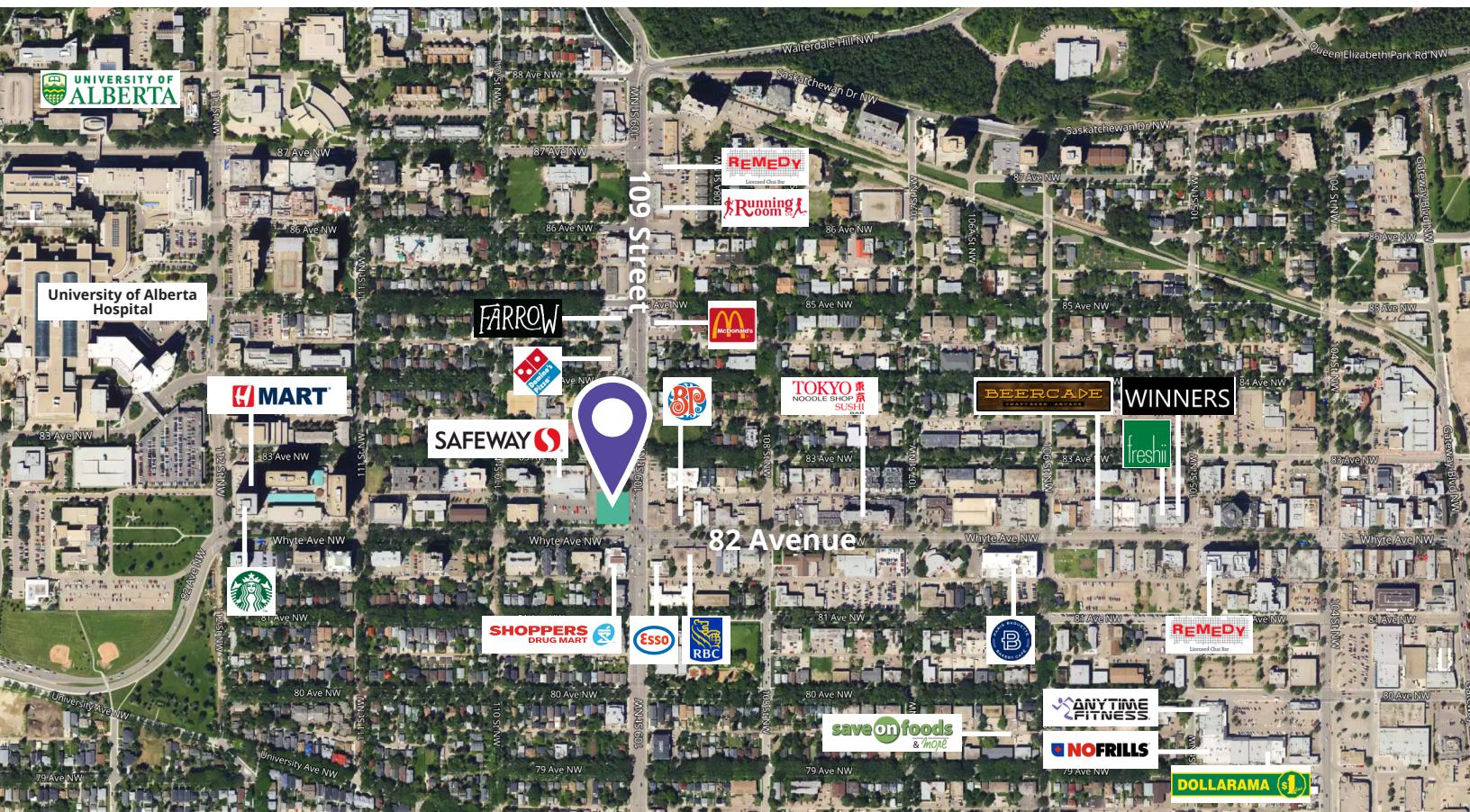
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Retail for Lease

Garneau Safeway



Garneau Safeway



109 Street & 82 Avenue, Edmonton, AB

Population (2023)

1km: 15,534

2km: **36,942**

3km: **79,657**



Vehicles per day

33,000 (109 Street, 2023)



Property details

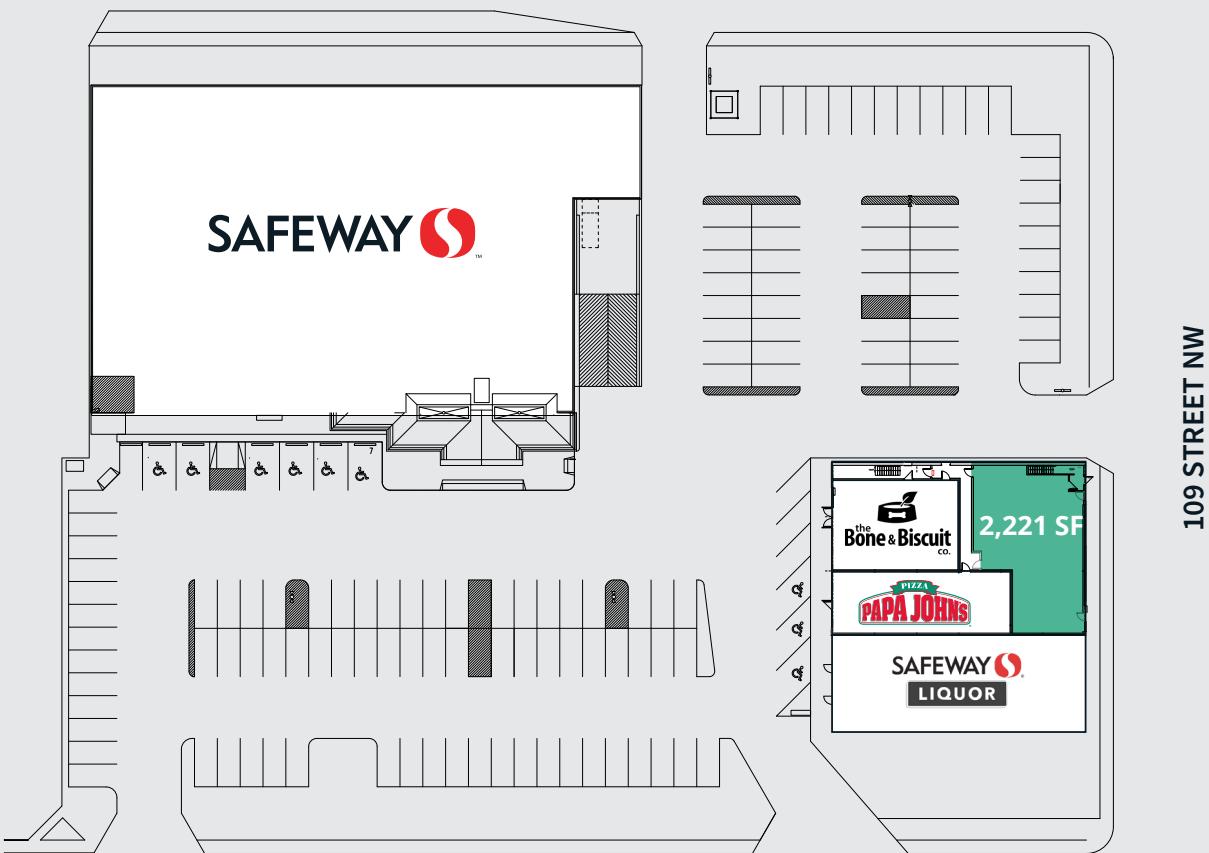
Lease rate Market

Area available Unit 3: 2,221 sf

Centre tenants Safeway and Safeway Liquor

Zoning CB2 - General Business Zone

Additional rent
CAM: \$3.00 psf
Tax: \$5.25 psf



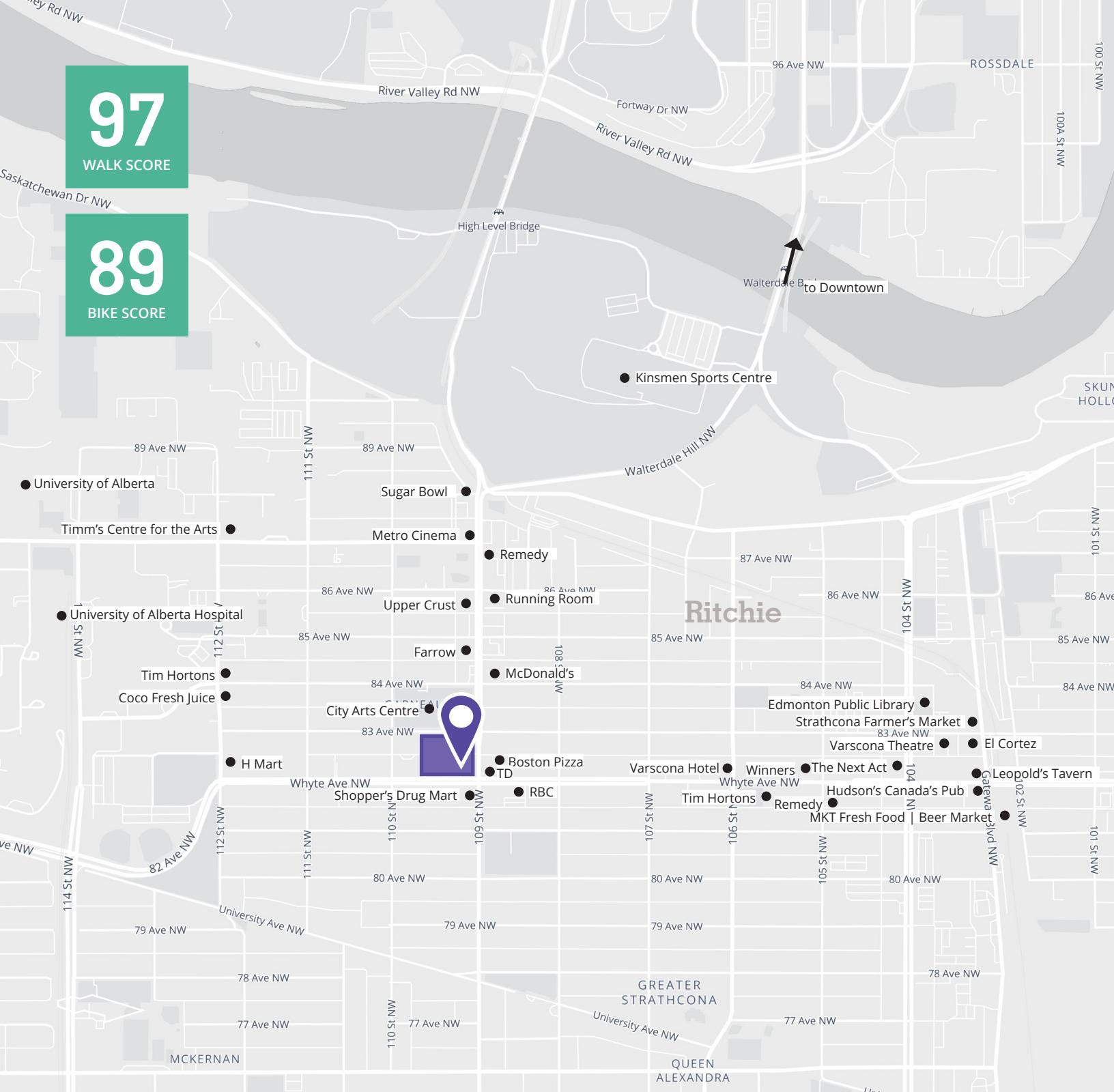
82 AVENUE NW

97

WALK SCORE

89

BIKE SCORE



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