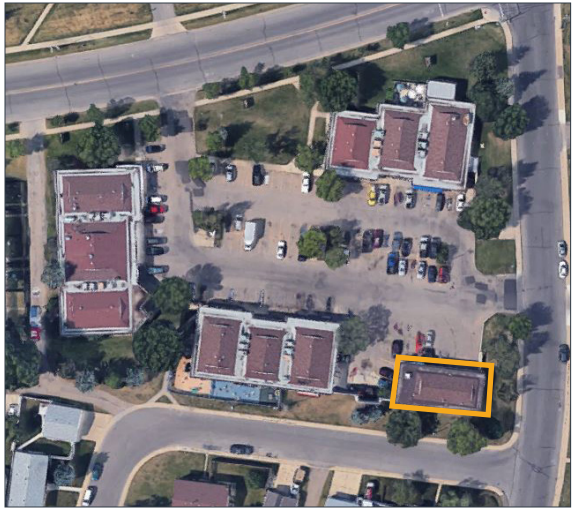




AUTOMOTIVE SHOP IN NEIGHBOURHOOD PLAZA

1035 KNOTTWOOD ROAD EAST NW
EDMONTON, ALBERTA



HIGHLIGHTS

- Automotive repair shop with 3 drive in bays, reception area, 2 offices and washrooms
- Menisa Shopping Centre is a neighbourhood strip mall with wide variety of tenants and supports many retail uses
- Located on the intersection of Mill Woods Road and Knottwood Road
- This plaza benefits from high volume of foot traffic and easy access to the many nearby communities

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$16.53 psf est.
Size:	2,181 Sq Ft
Centre Size:	25,009 Sq Ft
Parking:	Ample
Available:	November 1, 2025

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
50,668



Median Age
31.9



Household
Income
\$86,243

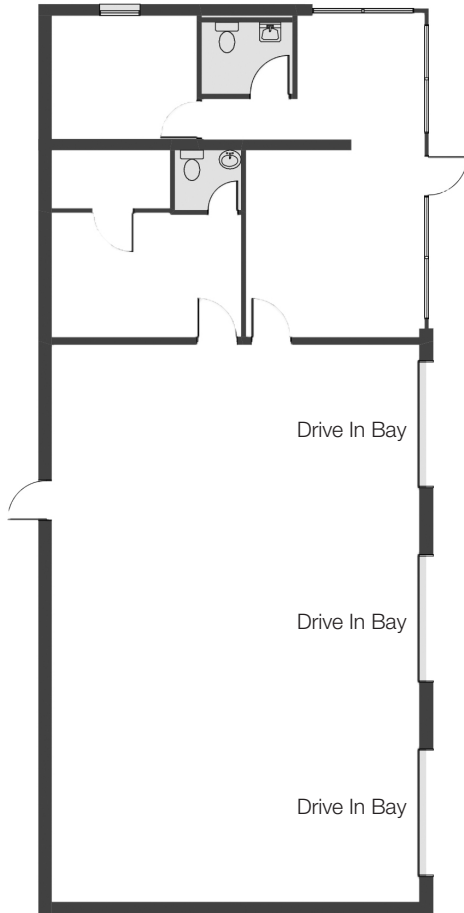
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Calgary, Alberta T3C 0M6
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AVENUE | Commercial
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LOCATION

1035 Knottwood Road East NW, Edmonton, Alberta

Unit 1035 - 2,181 Sq Ft



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President

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