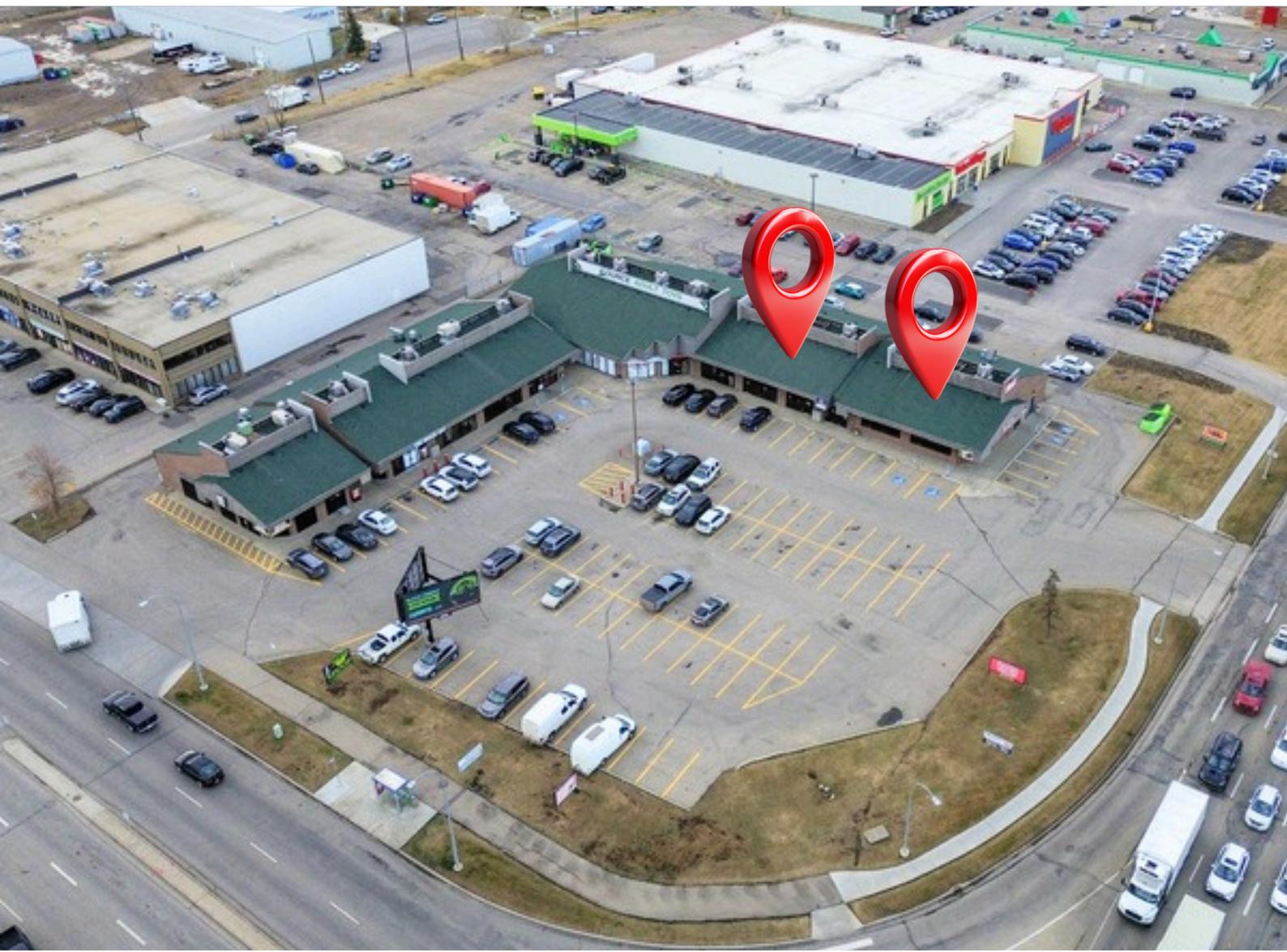


FOR LEASE

Centre 34



**3376 Parsons Road NW,
Edmonton AB**

RE/MAX
REAL ESTATE
COMMERCIAL

Gurmeet Sandhu, REALTOR®
780.991.6663 |
gurmeetsandhu141@gmail.com

Points of Interest:



Turnkey Built-Out Restaurant at 99 Street and 34 Avenue NW

Step into a fully built-out restaurant space at one of South Edmonton's most high-traffic corners. No major construction. No long build timelines. Just move in, brand it, and start serving. This space is perfect for operators looking to expand quickly or launch a new concept with minimal upfront cost.

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Demographics:



91,536

DAYTIME POPULATION (3 kms)

- 54,563 Residents
- 8.4% Projected Growth (2023 - 2028)



25,200 VPD

34 Ave. (2023)

- 19,800 VPD on 99 St. (2023)
- 92,400 VPD on Whitemud Dr. (2023)



\$104,689

AVERAGE HOUSEHOLD
INCOME (3 kms)

Lease Rate: Market

CAM: \$19.70 (2024)

Unit size: 6000 sq ft

Lot: +/- 2 acres

Zoning: General Commercial



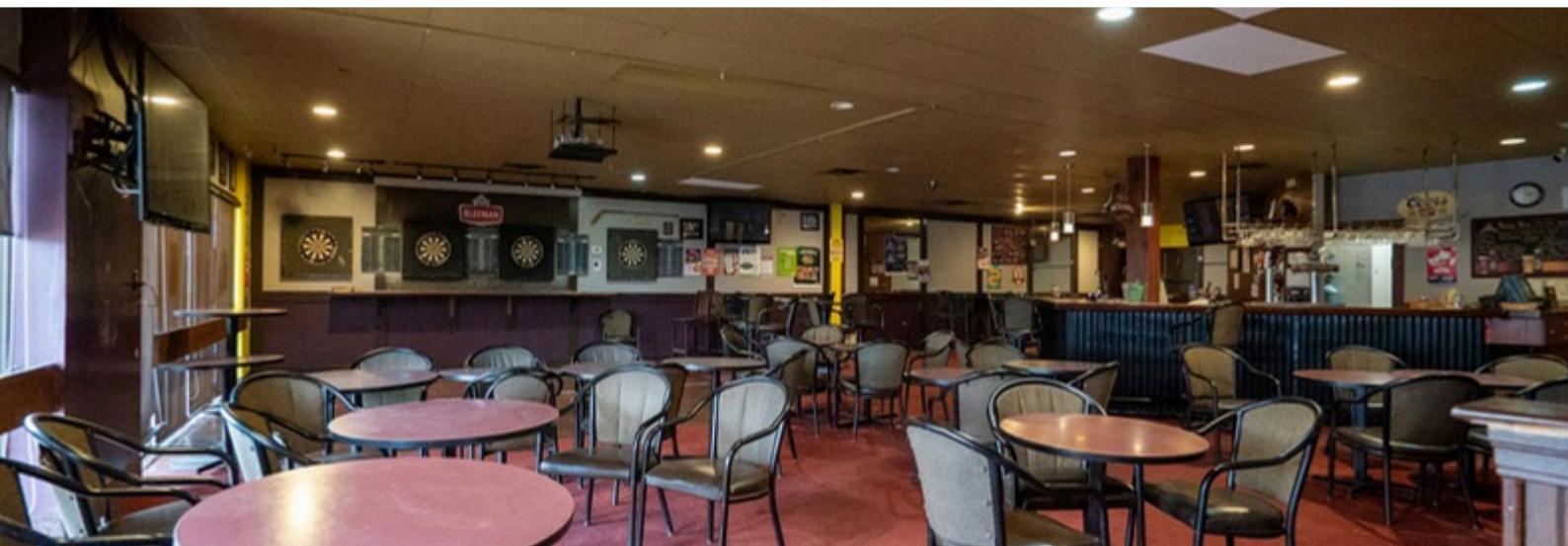
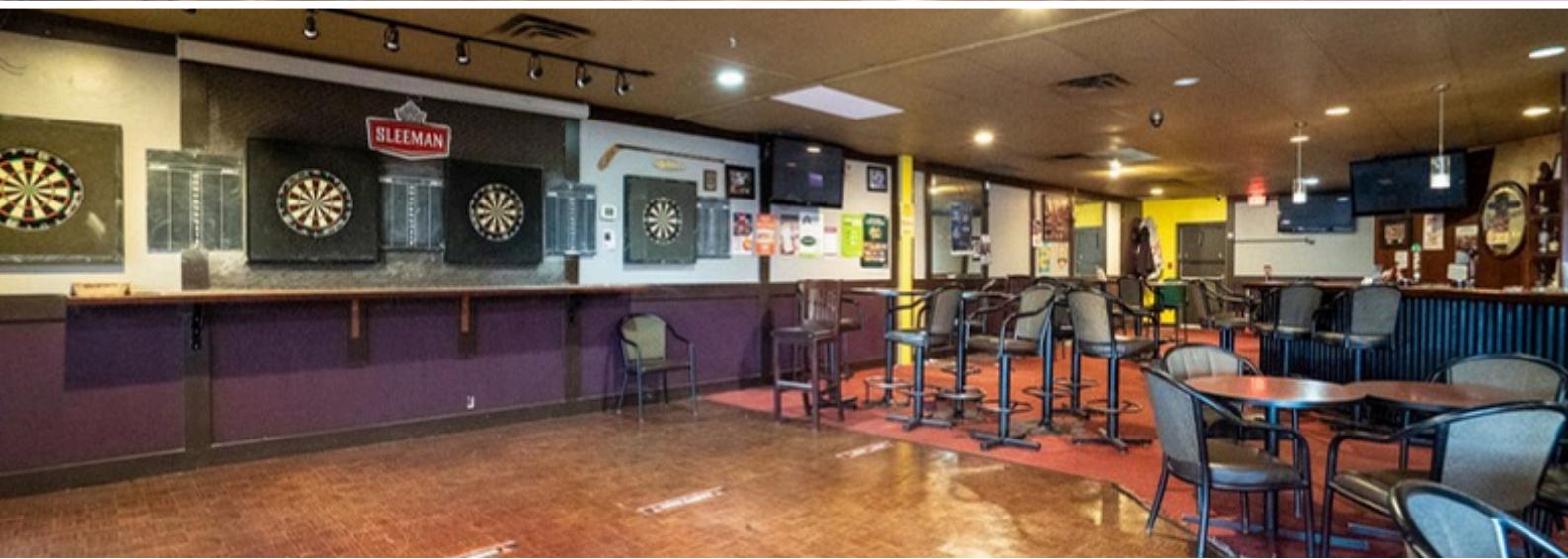
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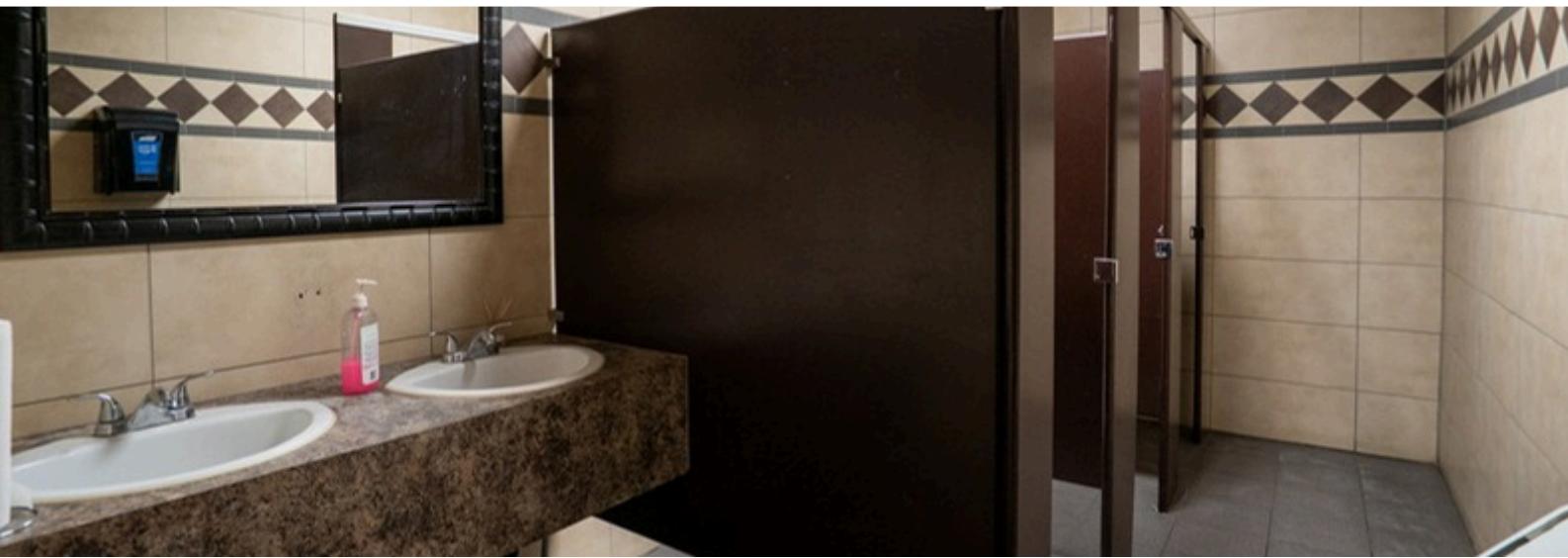
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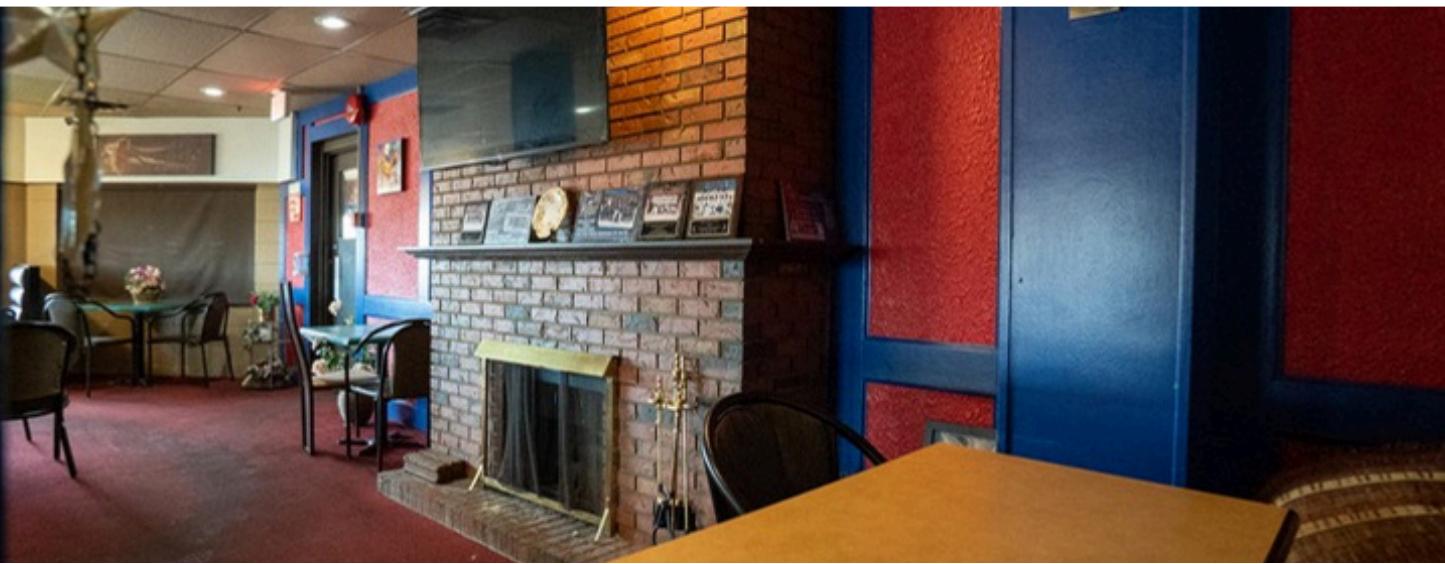
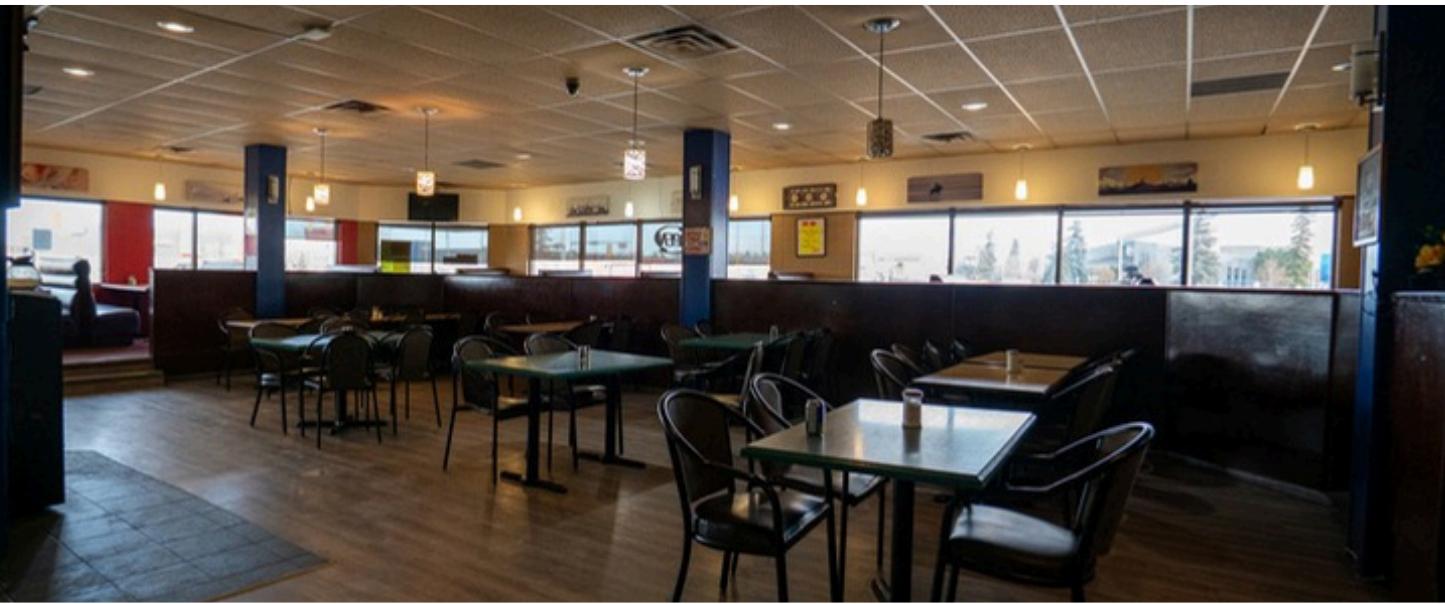
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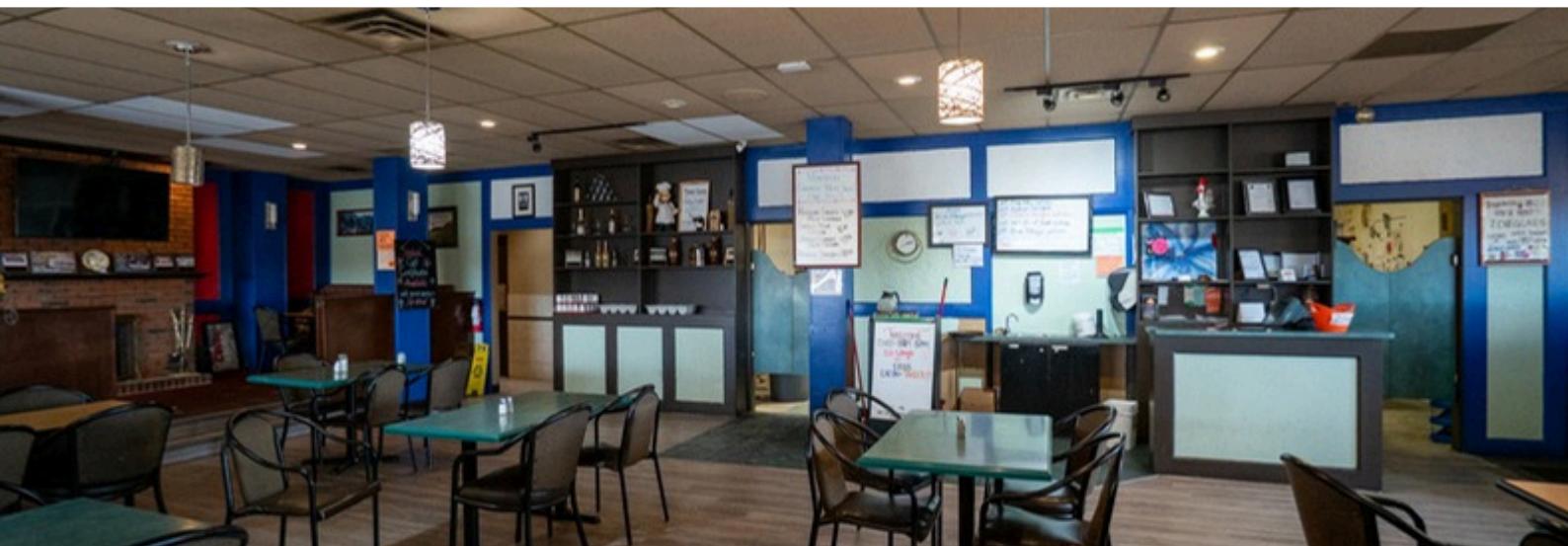
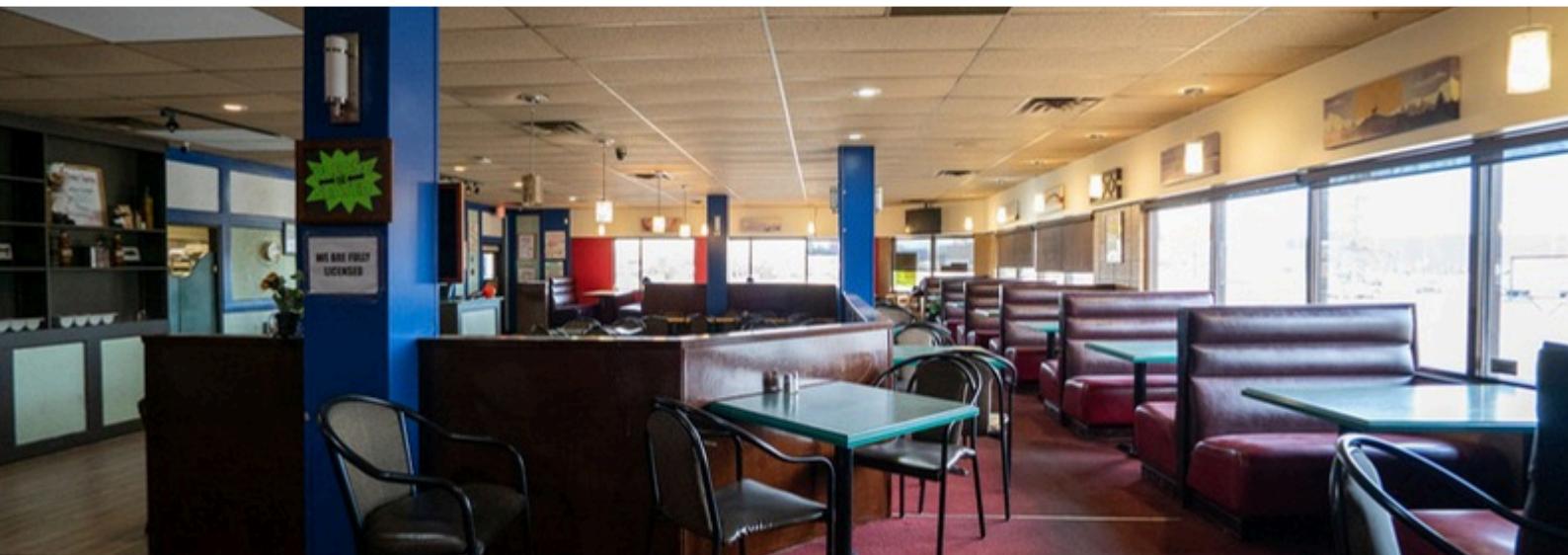
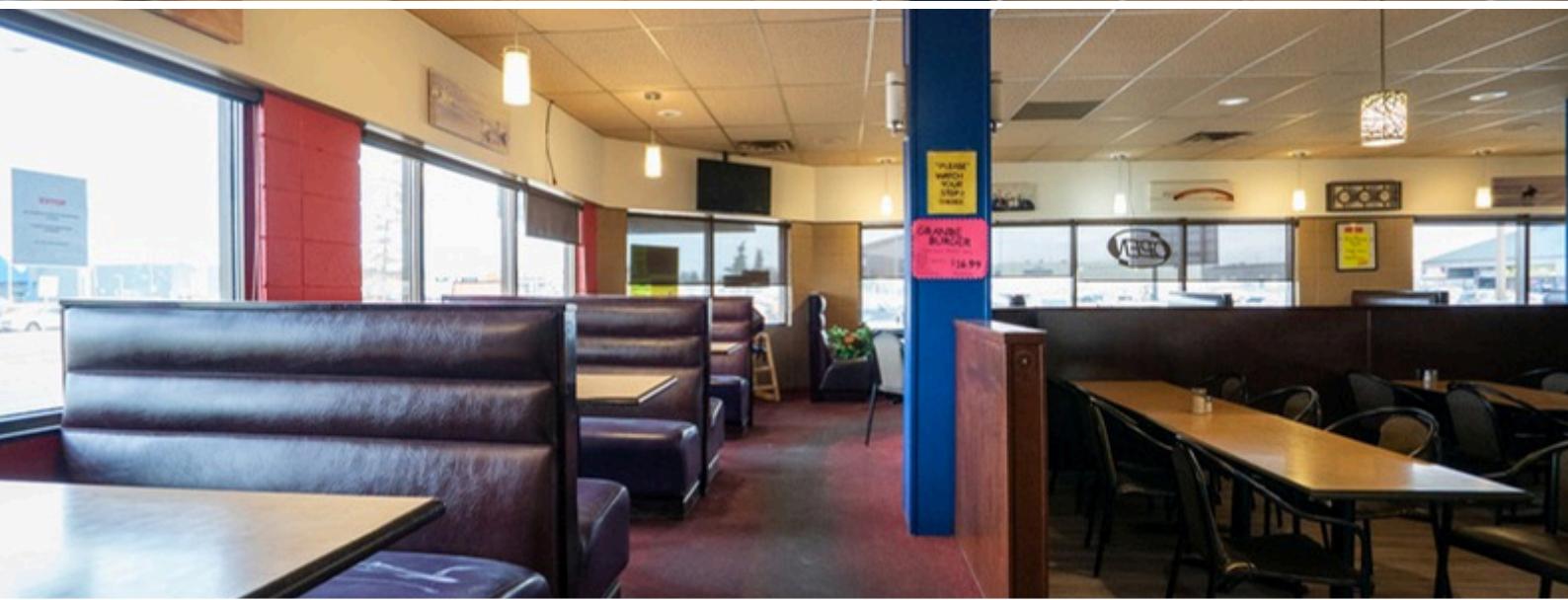
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What Makes This Space a Winner for Operators:

- Fully built-out restaurant with kitchen, washrooms, seating area, and existing improvements
- High-exposure corner with massive visibility on both 99 St and 34 Ave
- Strong daytime and evening customer traffic from nearby businesses and dense residential areas
- Ample parking and easy access for dine-in, takeout, and delivery
- Surrounded by complementary retail and service businesses that drive consistent volume
- Ideal for franchises, quick-service, casual dining, specialty cuisine, or café concepts

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