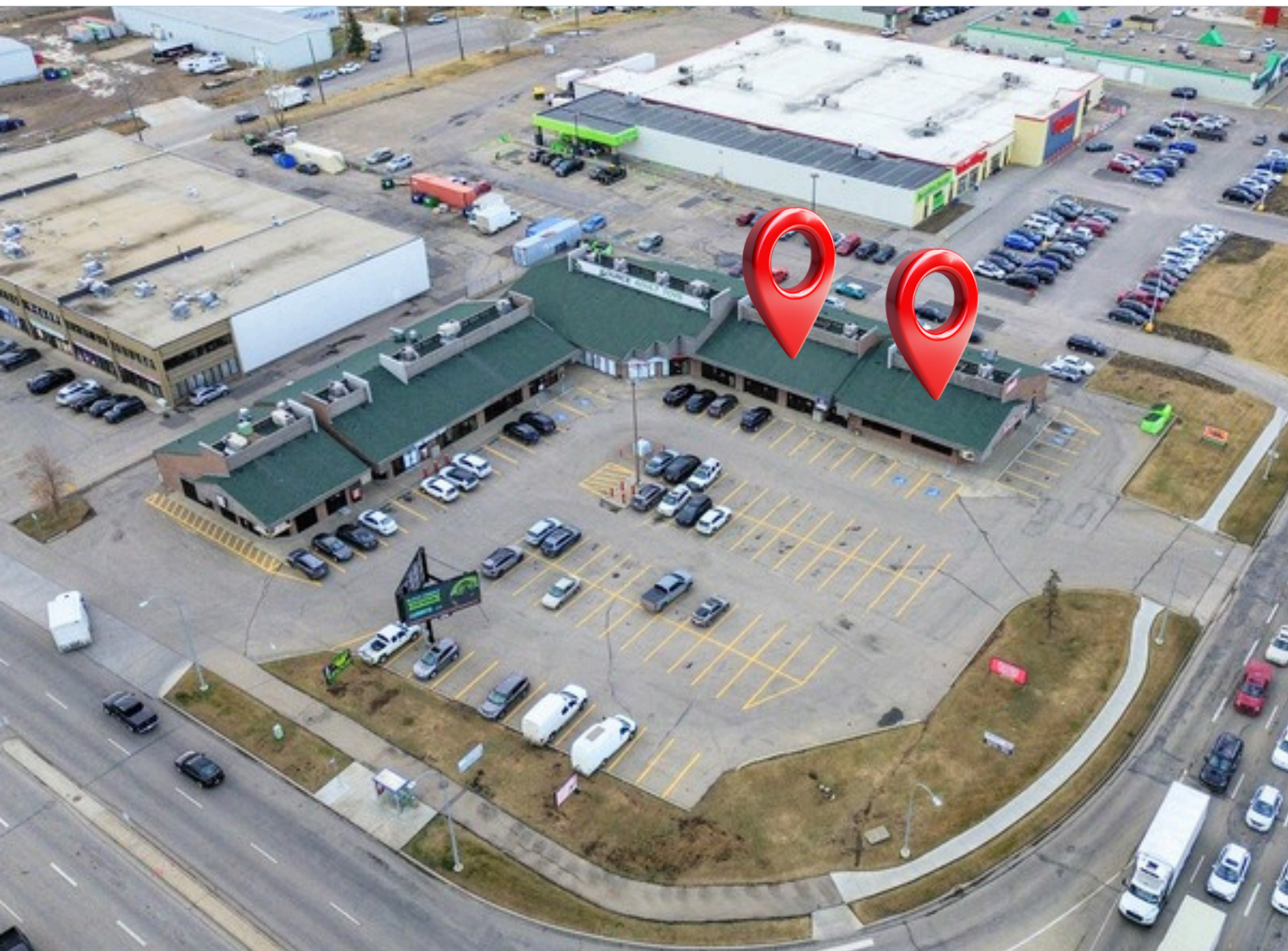


FOR LEASE

Centre 34



**3376 Parsons Road NW,
Edmonton AB**



Gurmeet Sandhu, REALTOR®
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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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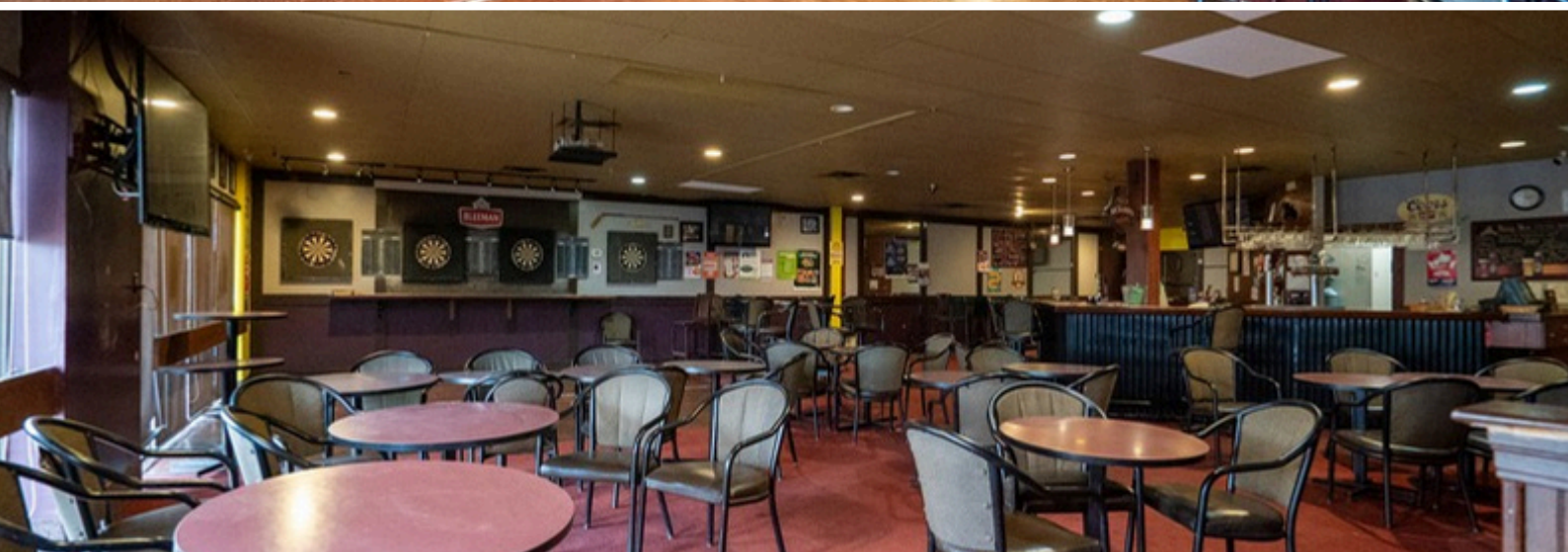
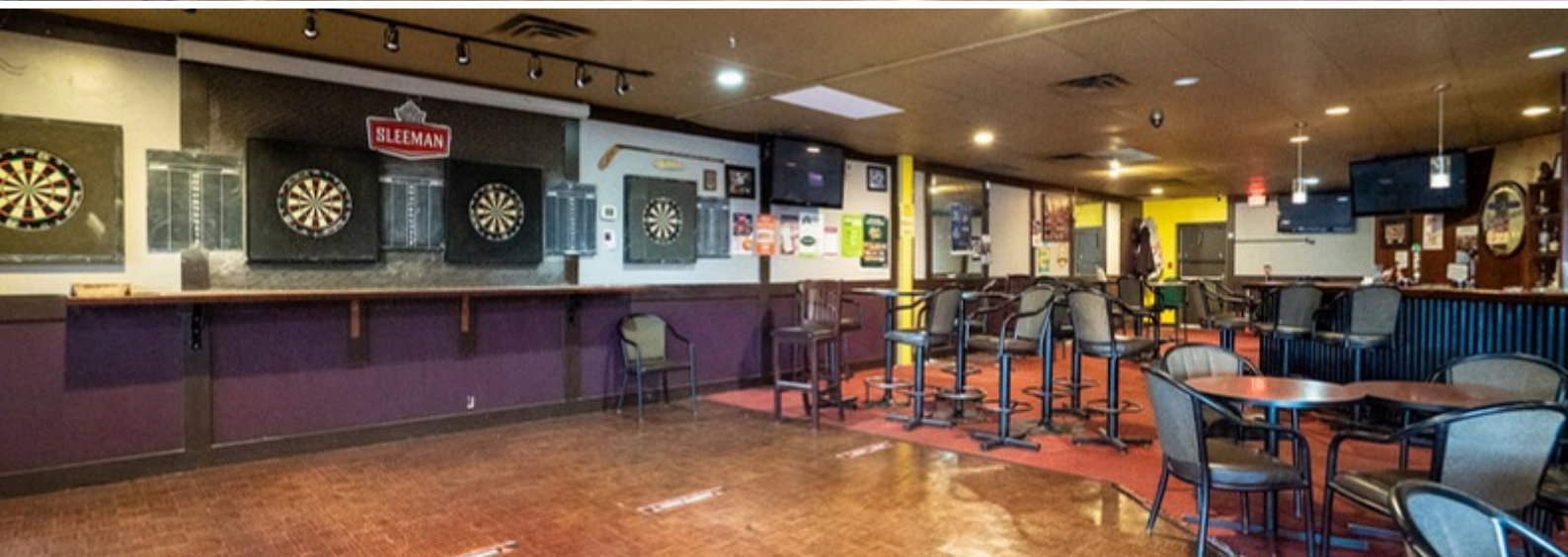
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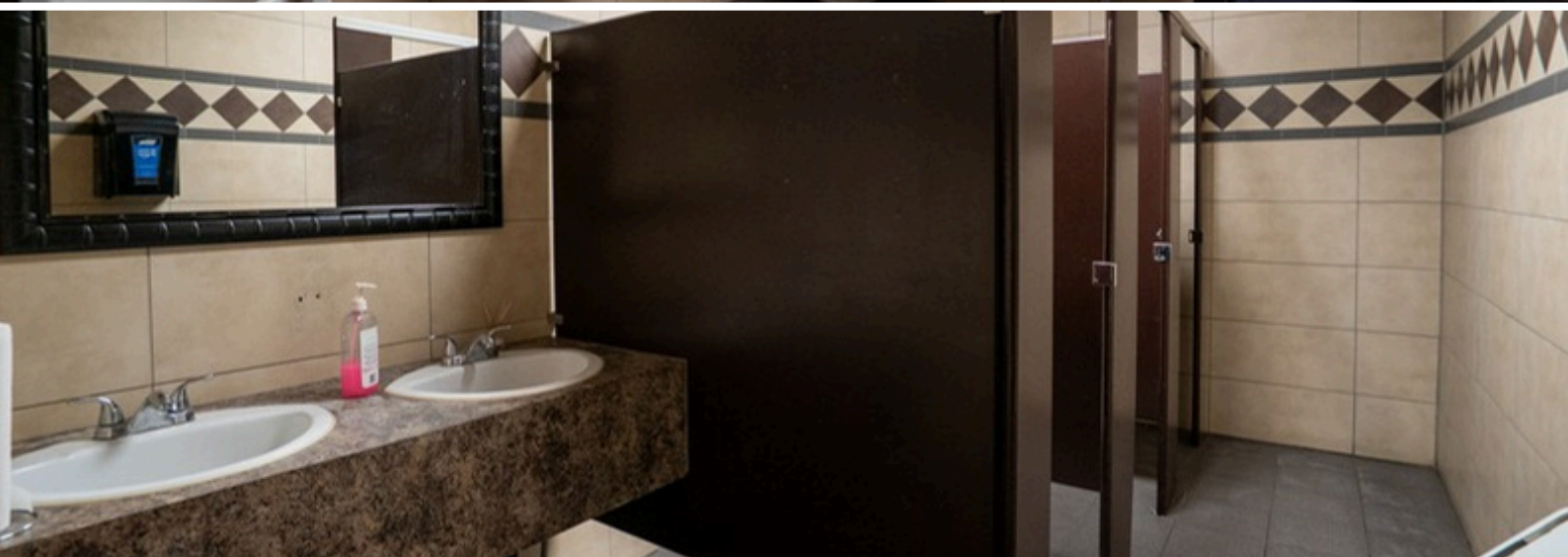
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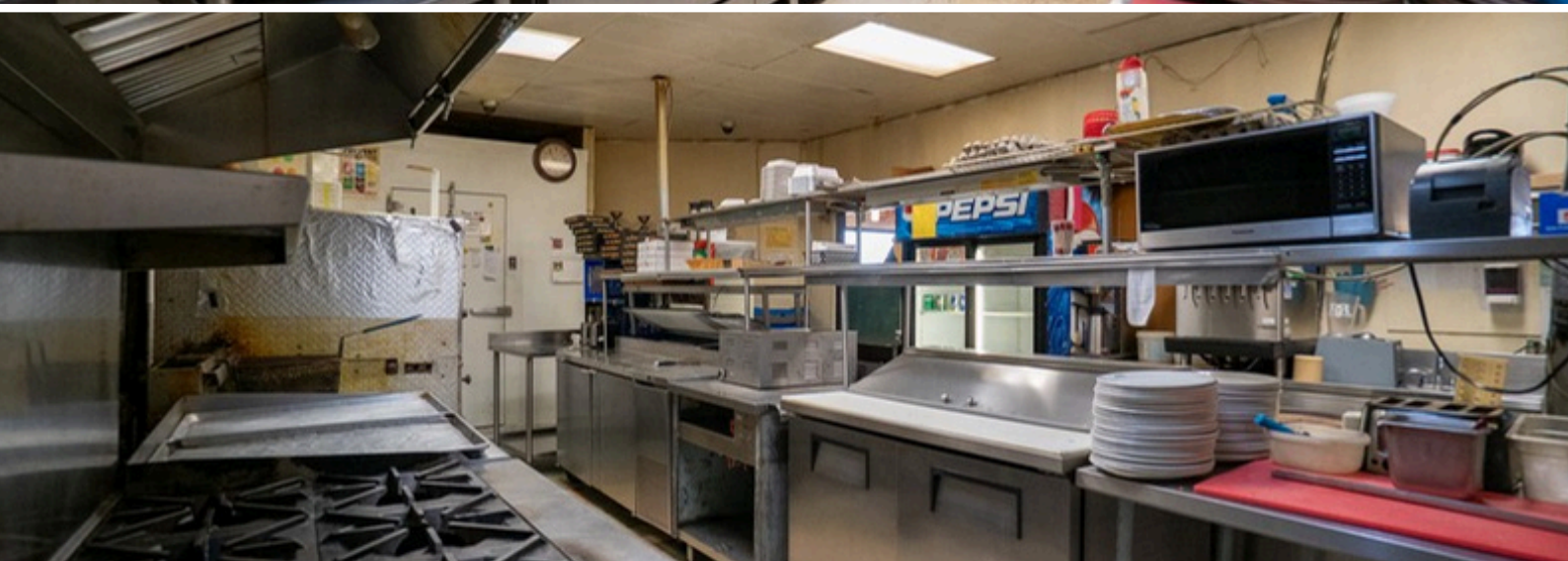
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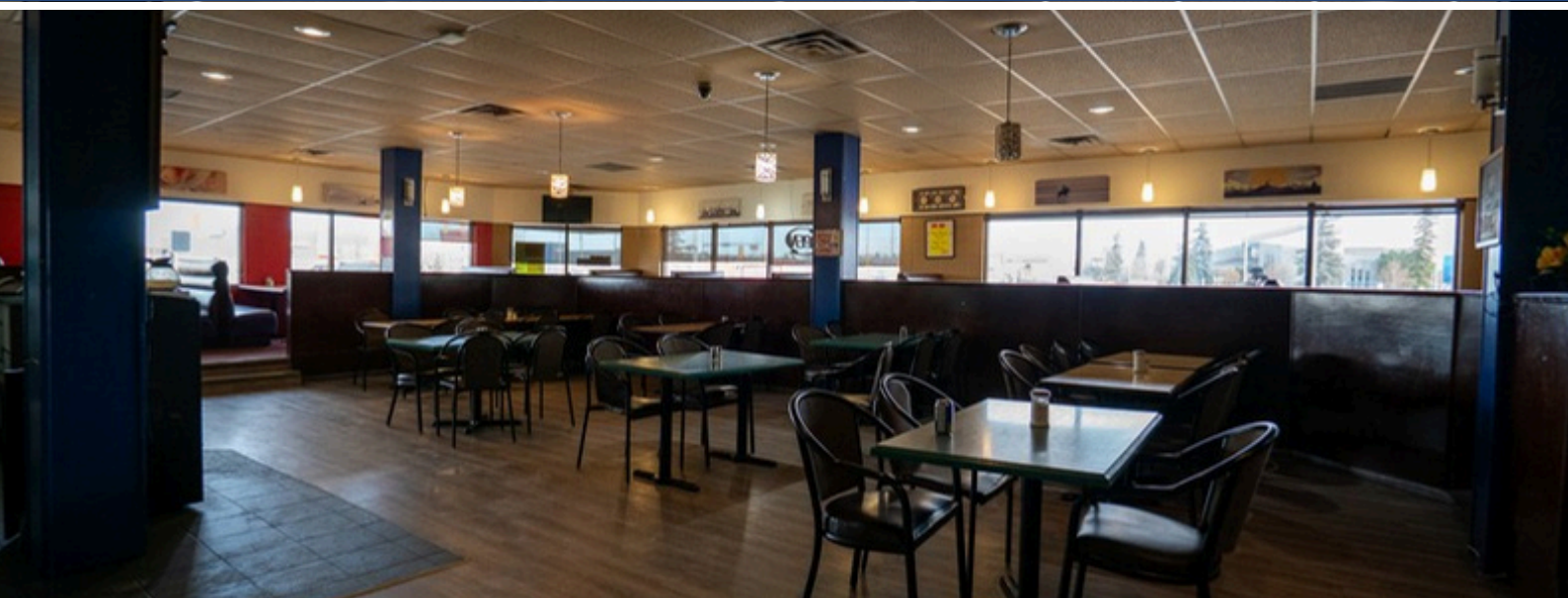
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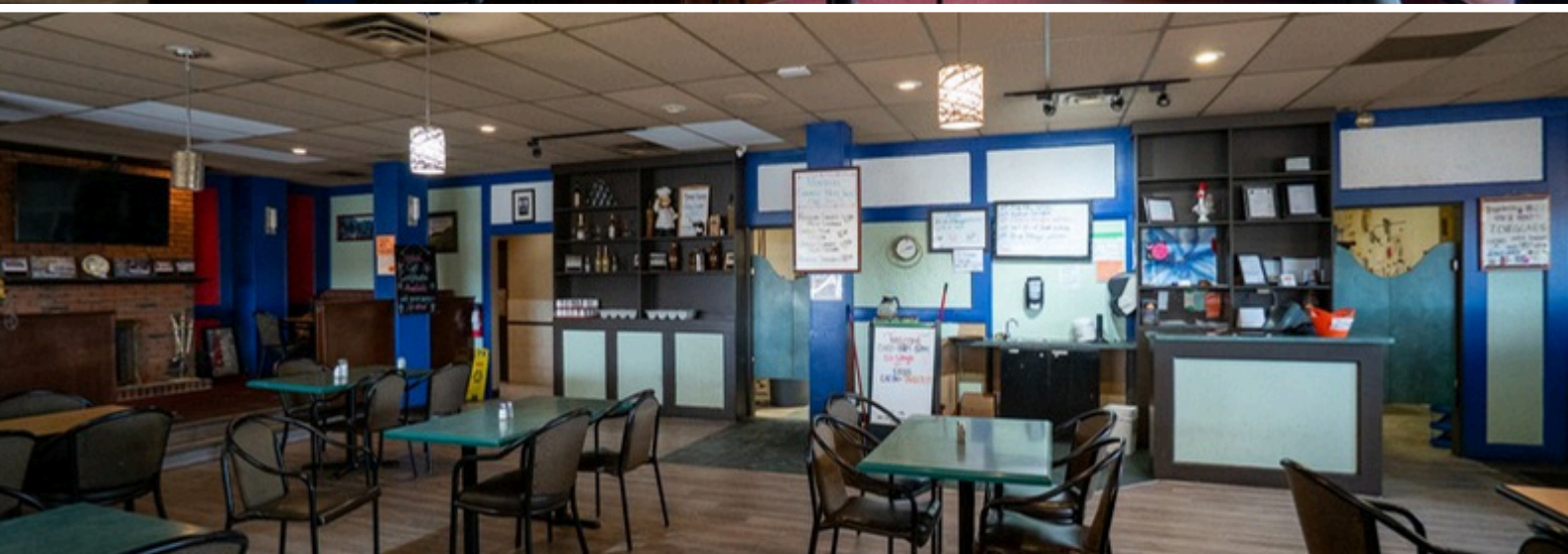
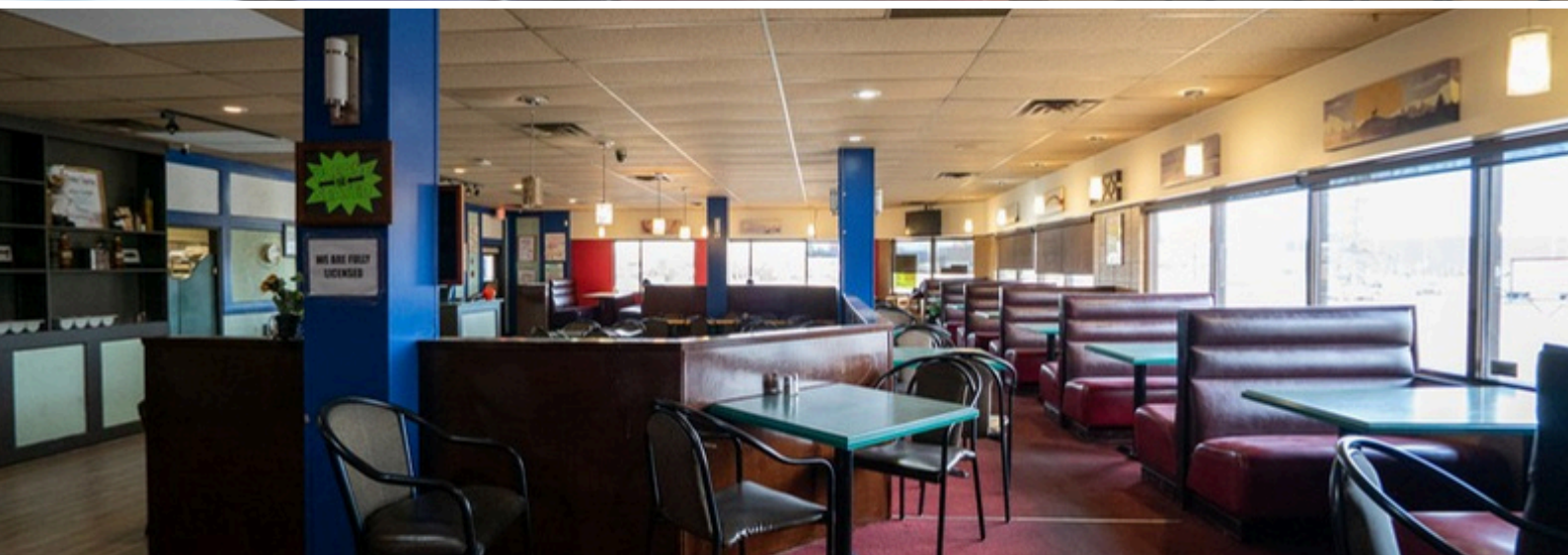
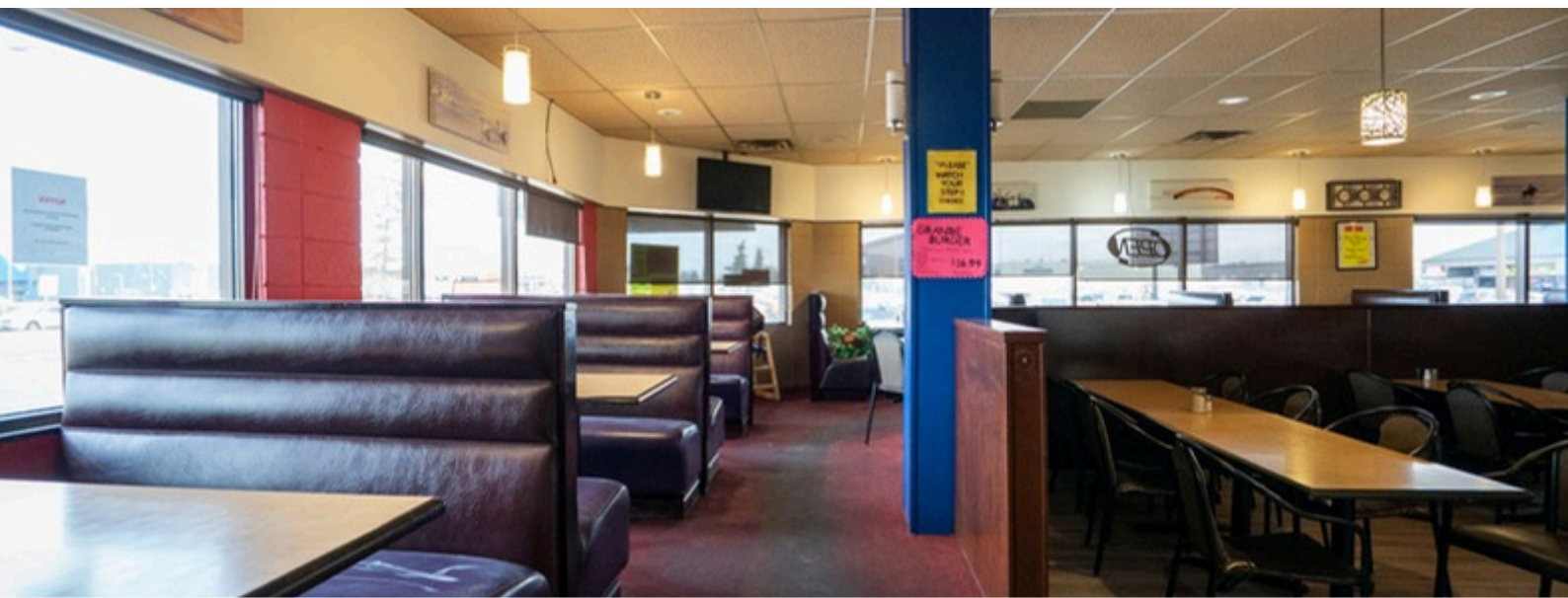
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What Makes This Space a Winner for Operators:

- 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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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice