



CANNABIS

FOR LEASE

CITY PLAZA

11250 82 Street NW,
Edmonton, AB

Massage Therapy

A TOUCH OF THAI

Deep Tissue
Thai Oil
Prenatal
Thai Stem
Thai Table
Massage
Myofascial
Cupping
Fire Cupping
Massage by
Students

Medical Clinic

Pharmacy

EXPRESS MART

CONNECT LIQUOR

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage
Associate
780 702 9479
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Ruhee Merali
Senior Associate
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PROPERTY OVERVIEW

On site retailers include Little Caesars, Express Mart, Connect Liquor, Touch of Thai Massage Therapy, Crown Cannabis, and Galaxy Medical Clinic/Pharmacy! Area retailers include Save On Foods, McDonalds, Subway, Panago Pizza, and many others!

Strategically located on the North West Corner of 112th Avenue & 82nd Street in close proximity to Coliseum

82nd Street sees approximately 18,000 vehicles per day and over 17,600 along 112th Avenue

High exposure signage opportunities available

CB1 Low Intensity Business Zoning allows for a large variety of uses

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 2021647, Block 9, Lot 6

ZONING

CB1 Low Intensity Business Zone

NEIGHBOURHOOD

Cromdale

POSSESSION

Available Immediately

LEASE RATE

Market

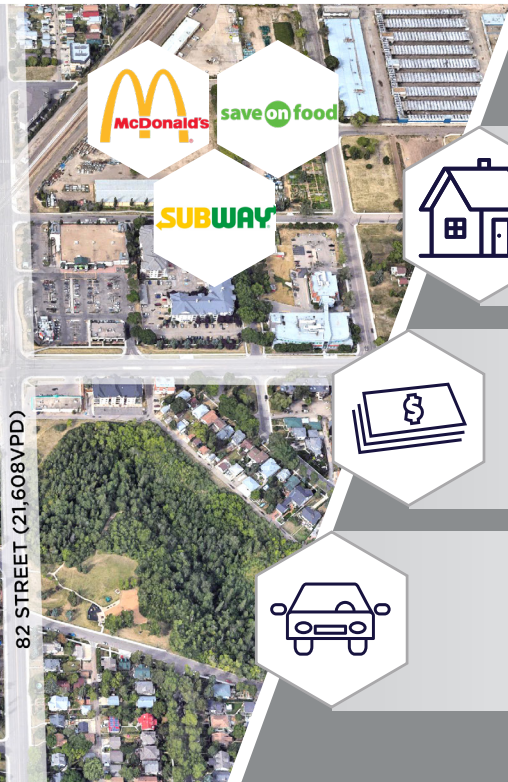
OPERATING COSTS

\$16.00 per SF (2026)

PROPERTY PHOTOS



PROPERTY PHOTO



DEMOGRAPHICS

POPULATION & HOUSEHOLD SUMMARY (3KM)

2021 Population (Census) 66,956
2024 Population Estimate 71,590
2027 Population Projection 76,534



AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of \$94,907



VEHICLES PER DAY

21,608 VPD on 82 Street
20,203 VPD on 112 Avenue



