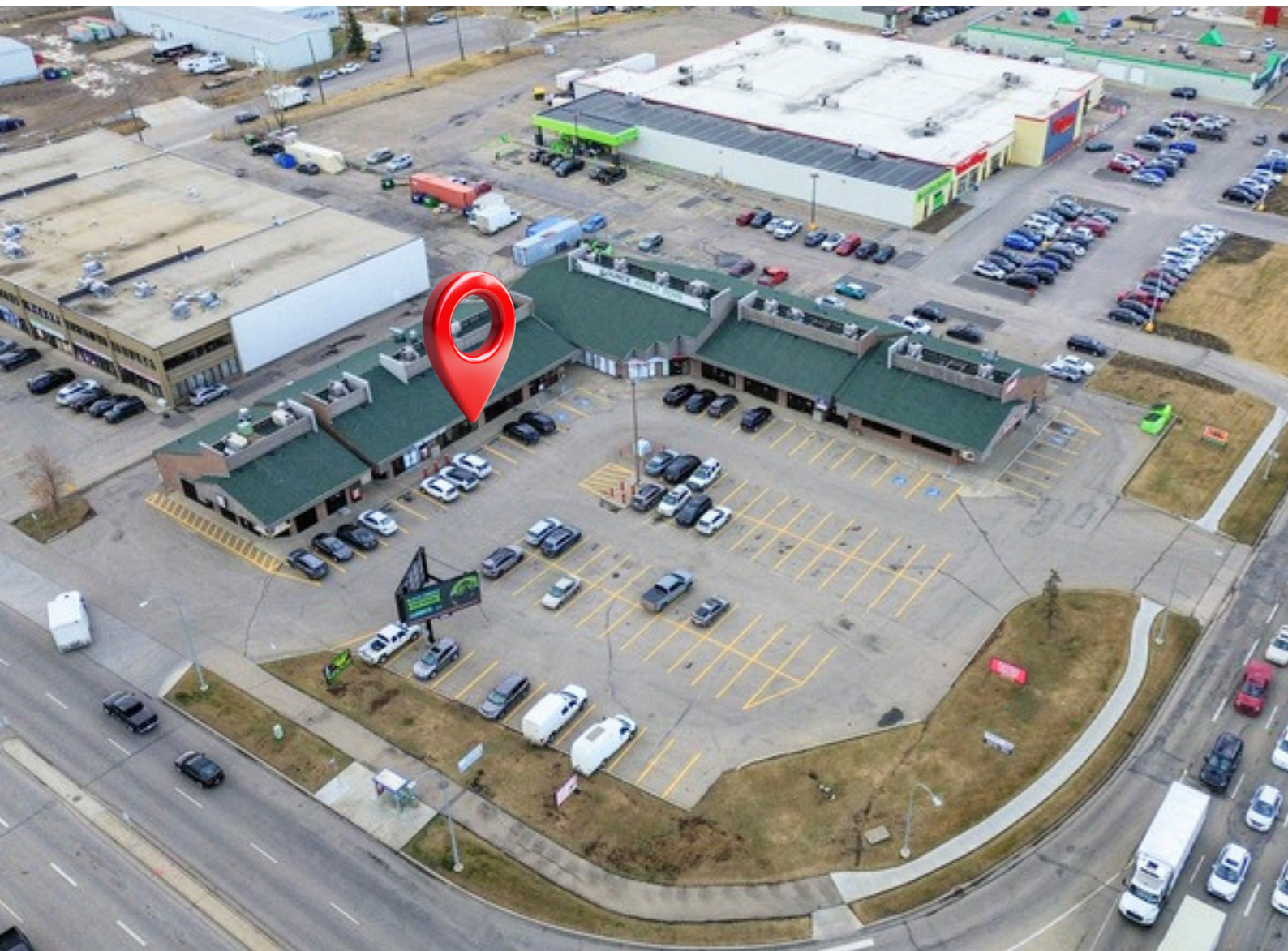


# FOR LEASE

## Centre 34



**3342 Parsons Road NW,  
Edmonton AB**



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



# Points of Interest:



## Turnkey Built-Out Liquor Store at 99 Street and 34 Avenue Nw

Step into a fully built-out liquor store 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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780.991.6663 |  
[gurmeetsandhu141@gmail.com](mailto:gurmeetsandhu141@gmail.com)



# 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)

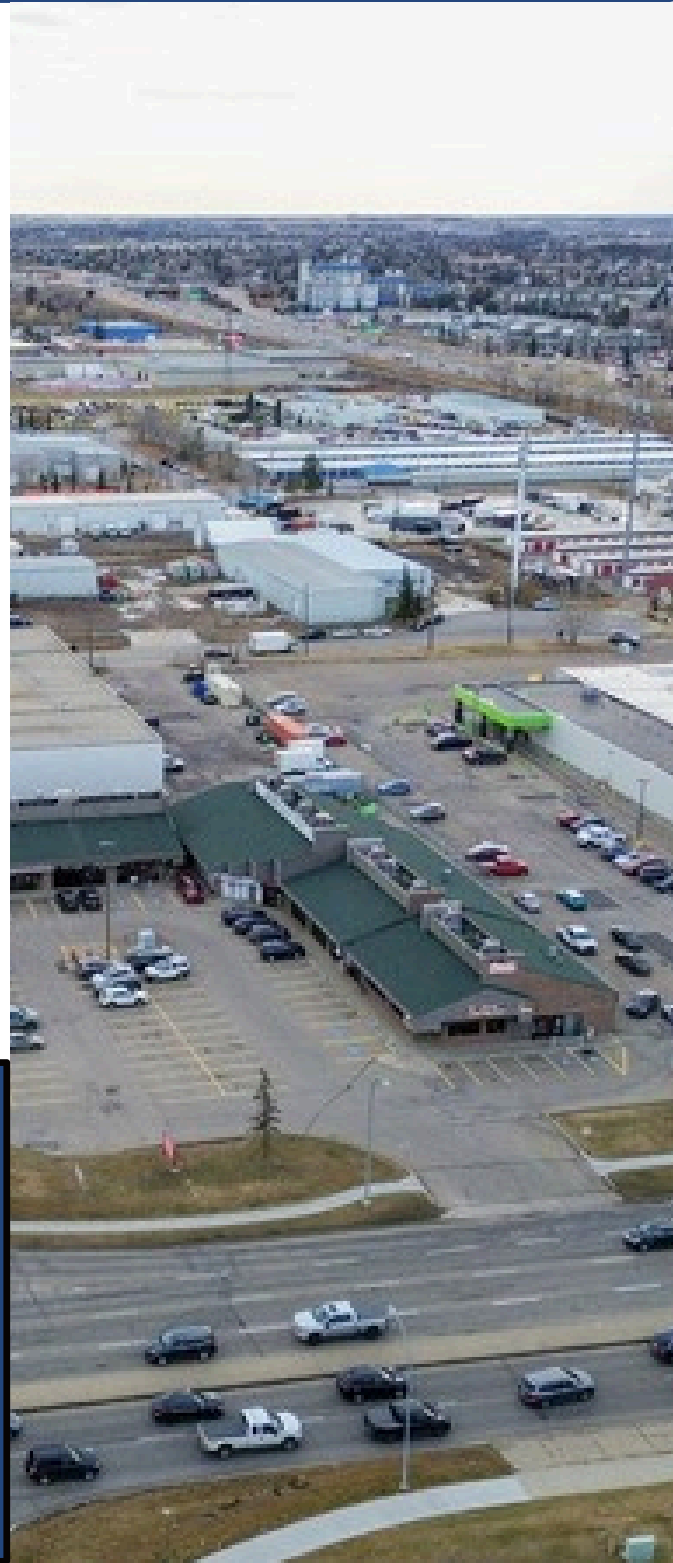
**Lease Rate: Market**

**CAM: \$19.70 (2024)**

**Unit size: 1251 sq ft**

**Lot: +/- 2 acres**

**Zoning: General Commercial**



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## What Makes This Space a Winner for Operators:

- Fully built-out liquor store with cooler, washroom 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
- Surrounded by complementary retail and service businesses that drive consistent volume
- Ideal for franchises, quick-service, casual dining, specialty cuisine, or café concepts as well

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