



MaxWell

Central



FOR LEASE

- Fully fixtured Office & Retail Spaces Available Immediately
- Attractive gross lease rates
- Fully Renovated Property
- Surrounded by established tenants such as Staples, Crystal Glass, Home Depot
- Perfectly suited for Health/Medical & Professional Services, Quick Service Restaurants & Coffee shops



EDMONTON
COMMERCIAL
ADVISORS



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SuzySells.ca



PROPERTY DETAILS

- Municipal:** 10303 65 Ave, Edmonton AB
- Space Type:** General Retail/ Professional Services
- Possession:** 15 days
- Zoning:** DC1
- Unit Size:** 1200 sqft- 5000 sqft
- Site Area:** 0.2 acres
- Year Built:** 1980
- Traffic Count:** 27,400

LOCATION OVERVIEW

-  NEIGHBOURHOOD POPULATION (5 KM | 2022) **156,999**
-  5-YEAR GROWTH FORECAST (5 KM | 2022) **11.5%**
-  AVERAGE HOUSEHOLD INCOME (5 KM | 2022) **\$118,550**
-  TRAFFIC
43% of Edmontonians live within a 15 minute drive (453,978 residents). **15 MINUTE DRIVE TIME**

Downtown Edmonton, West Edmonton Mall, University of Alberta, and the Edmonton International Airport can be reached in 15 minutes.

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