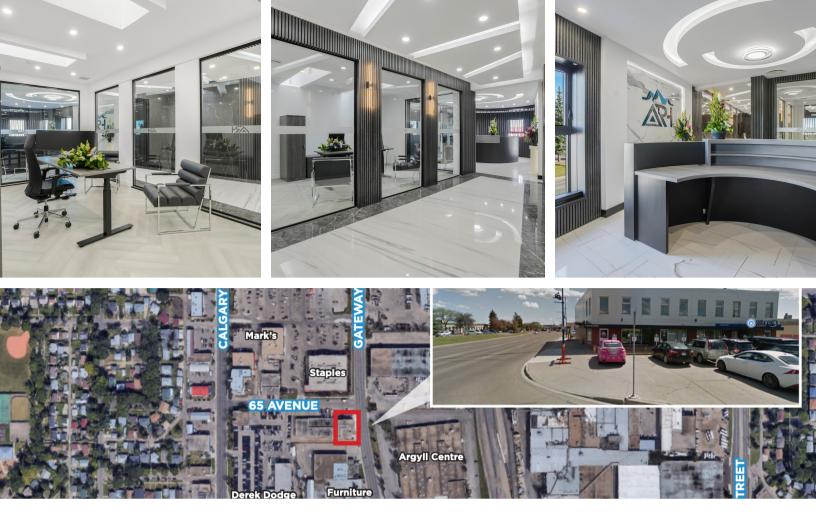
## FOR LEASE

**Max**Well

Central

- 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





## **PROPERTY DETAILS**

Municipal: 10303 65 Ave, Edmonton AB

**Space Type:** General Retail/ Professional Services

(780) 935-5110

**Possession:** 15 days

Zoning: DC1

Unit Size: 1200 sqft- 5000 sqft

Site Area: 0.2 acres

Year Built: 1980

Traffic Count: 27,400

## Suzy Radwan

## **LOCATION OVERVIEW**

	NEIGHBOURHOOD POPULATION (5 KM   2022)	156,999
	5-YEAR GROWTH FORECAST (5 КМ   2022)	11.5%
Û	AVERAGE HOUSEHOLD INCOME (5 KM   2022)	\$118,550
	TRAFFIC 43% of Edmontonians live within a 15 minute drive (453,978 residents).	<b>15 MINUTE</b> DRIVE TIME
	Downtown Edmonton, West Edmonton Mall, Univerity of Alberta, and	

the Edmonton International Airport can be reached in

🔁 <u>suzyradwan@outlook.com</u>

15 minutes.

