

# FOR LEASE

8520 – 106A Ave Edmonton, Alberta

2,500 SF | Mixed-Use Commercial Space

## PROPERTY OVERVIEW

2,500 square feet of flexible main floor commercial space with strong street exposure and front signage opportunity. The property is well suited for professional, office or retail users seeking visibility, zoning flexibility, and a cost-effective alternative to core downtown locations. The surrounding area includes a **significant residential population**, supporting businesses that serve local clients and community-based services.

### LEASE DETAILS

Lease Type: Gross Lease (utilities included)

Availability: Immediate

Zoning: Mixed Use

Size: 2,500 SF



### IDEAL USES

- Convenience Store
- Health & Wellness
- Fitness
- Retail
- Industrial/Flex
- Office
- Showroom



### CONTACT DETAILS

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