

FOR SALE/LEASE

Retail and
Office Units



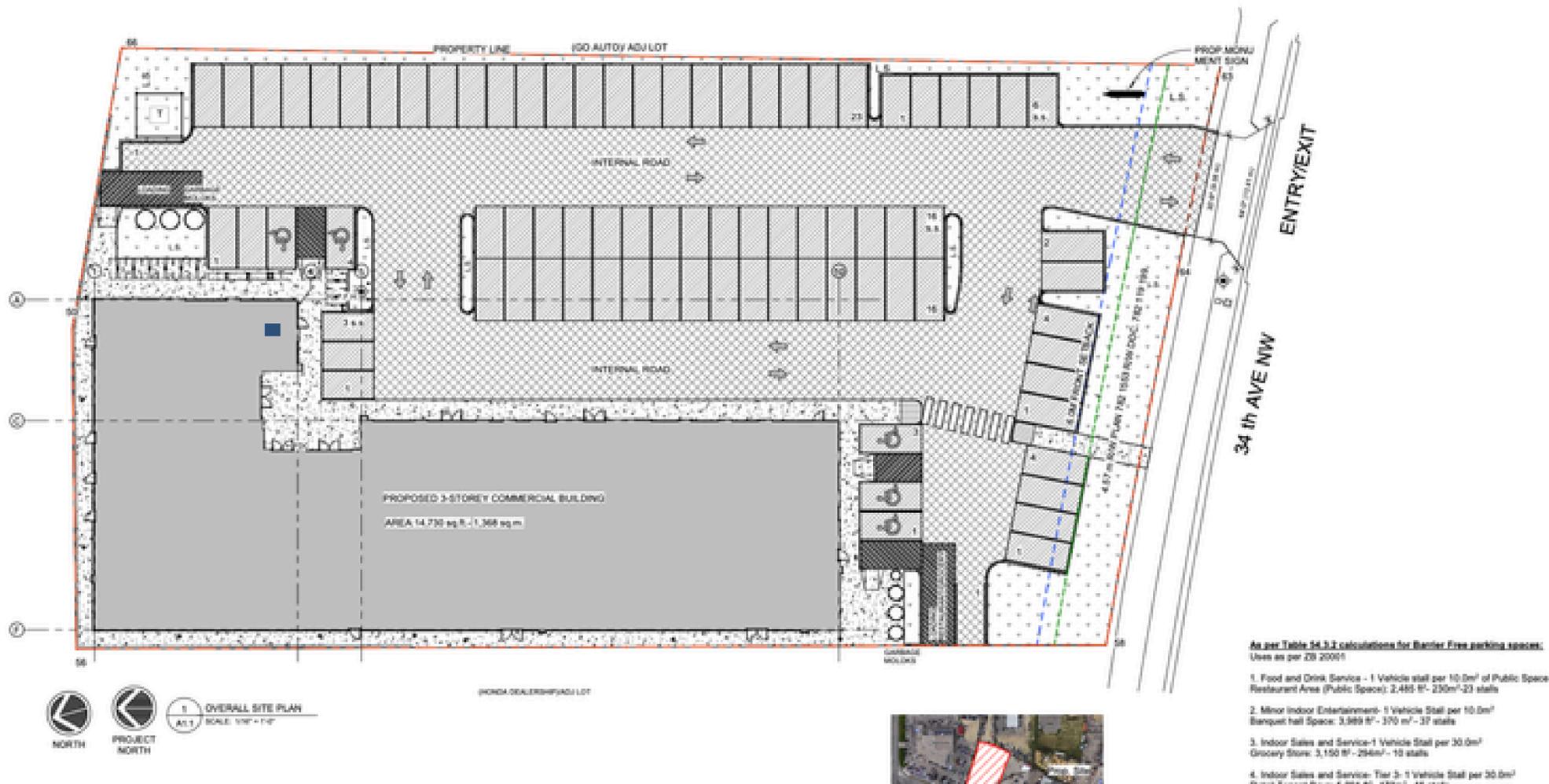
9516 - 34 Ave
Edmonton, AB



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

Gurprit Gill, REALTOR®
587.501.9936 |
gurprit.gill@remax.net

PROPERTY HIGHLIGHTS



- Lease Rate: Market
- Op. Costs: \$15.00 per sq.ft (Estimate)
- Zoning: (BE) Business Employment
- Possession: February 2026
- Retail and Office space available
- Sale Price: Market
- Located in Northwest Edmonton
- Ample Parking Space
- Minutes to South Commons
- Close Proximity to Anthony Henday Drive, Whitemud Dr. & Calgary Tr



VPD: 22,078 (2024)

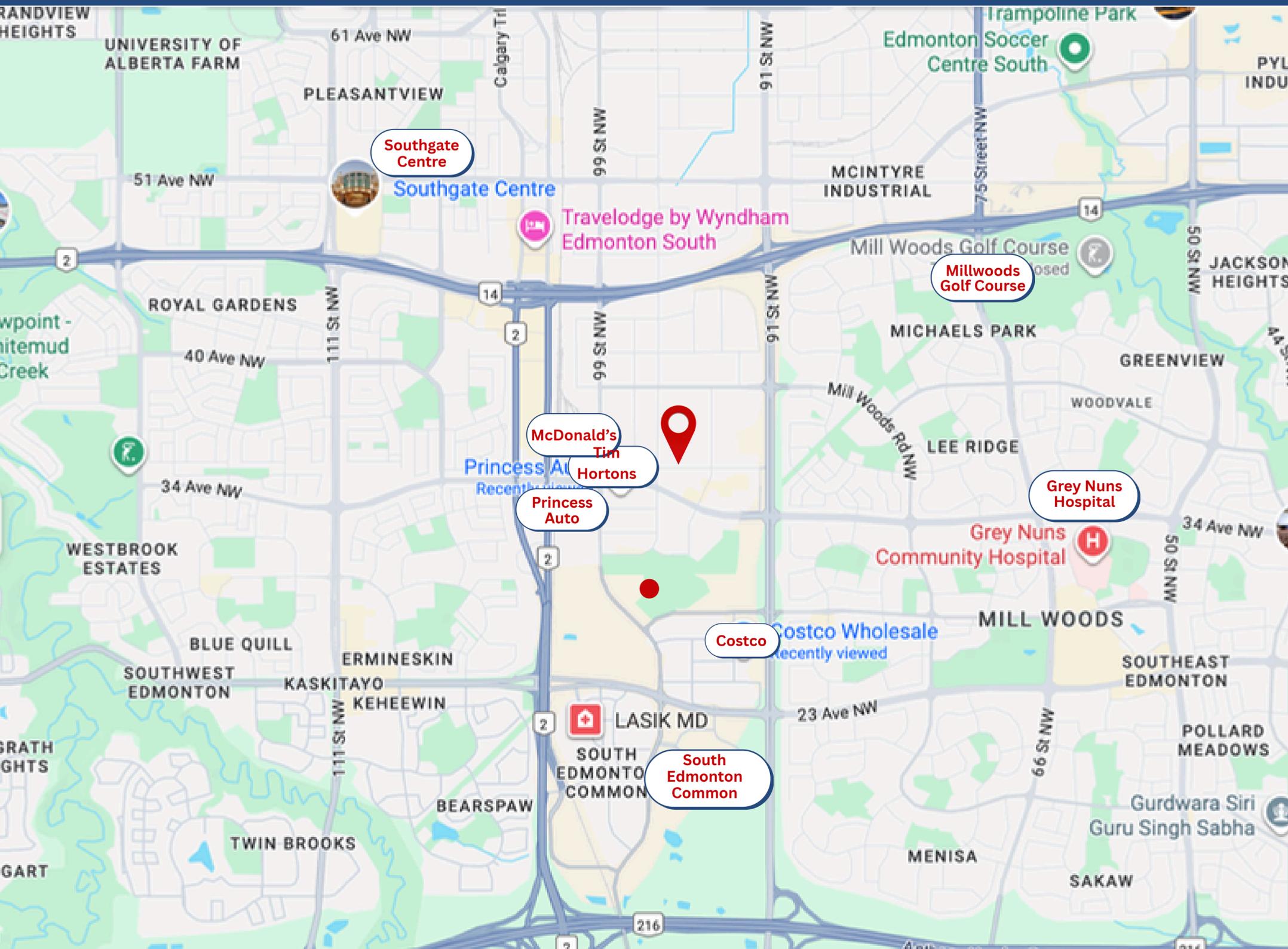


Median household income
~\$115,000 within 5 km radius

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

RE/MAX
COMMERCIAL

PROPERTY LOCATION



An excellent opportunity to secure a street-front commercial retail unit at 9516 34 Ave, ideally suited for a wide range of business uses. Positioned in a well-trafficked area, this property offers strong visibility, accessibility, and long-term growth potential.

Strategically located along 34 Ave, benefiting from:

- Strong vehicular and pedestrian traffic
- Surrounding residential and commercial density
- Close proximity to major roadways and transit routes
- Nearby amenities including South Edmonton Common, Grey Nuns Hospital, Southgate Centre

Gurmeet Sandhu, REALTOR®

780.991.6663 | gurmeetsandhu141@gmail.com

RE/MAX
COMMERCIAL

NEIGHBORING LANDMARKS



**Grey Nuns
Hospital**

Costco



**South
Edmonton
Common**



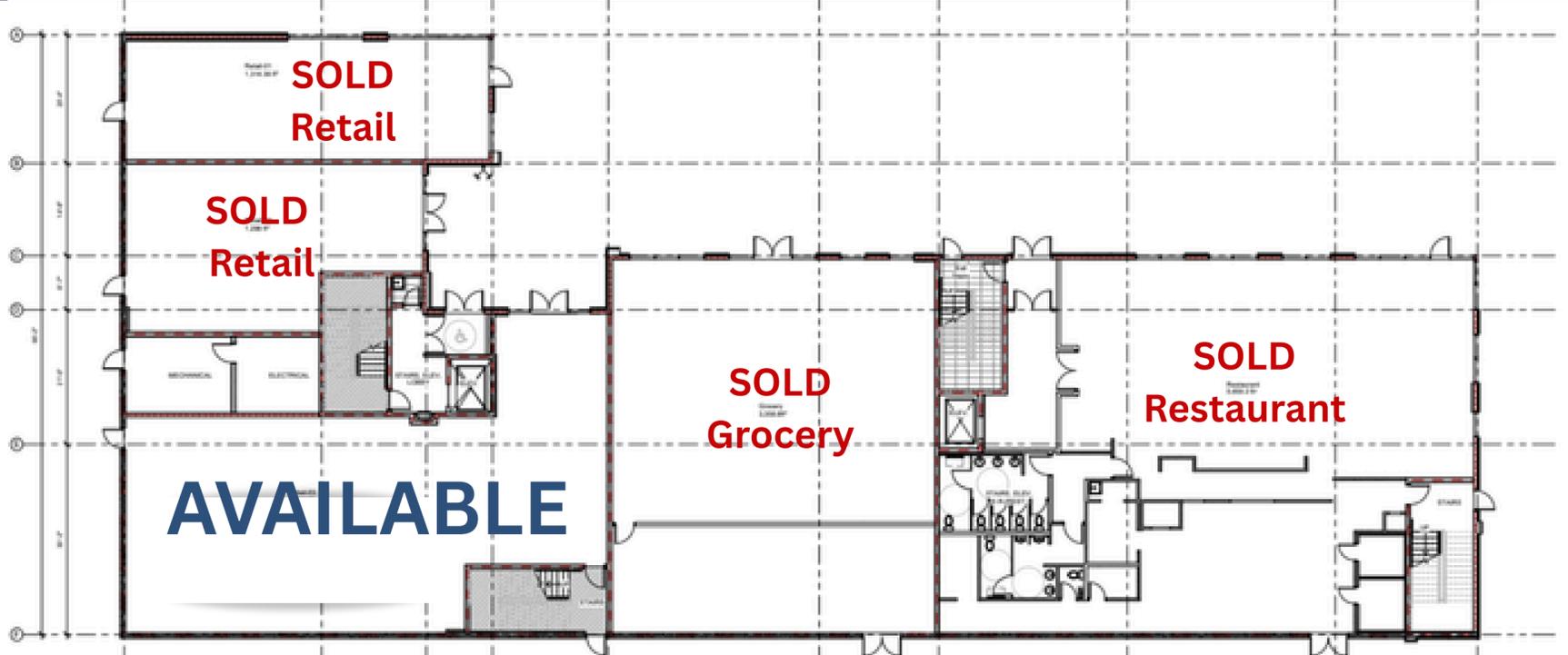
Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information and does not form part of any contract.

Gurmeet Sandhu, REALTOR®
780.991.6663 | gurmeetsandhu141@gmail.com
10835 - 124 Street Edmonton, AB. T5H 1P9

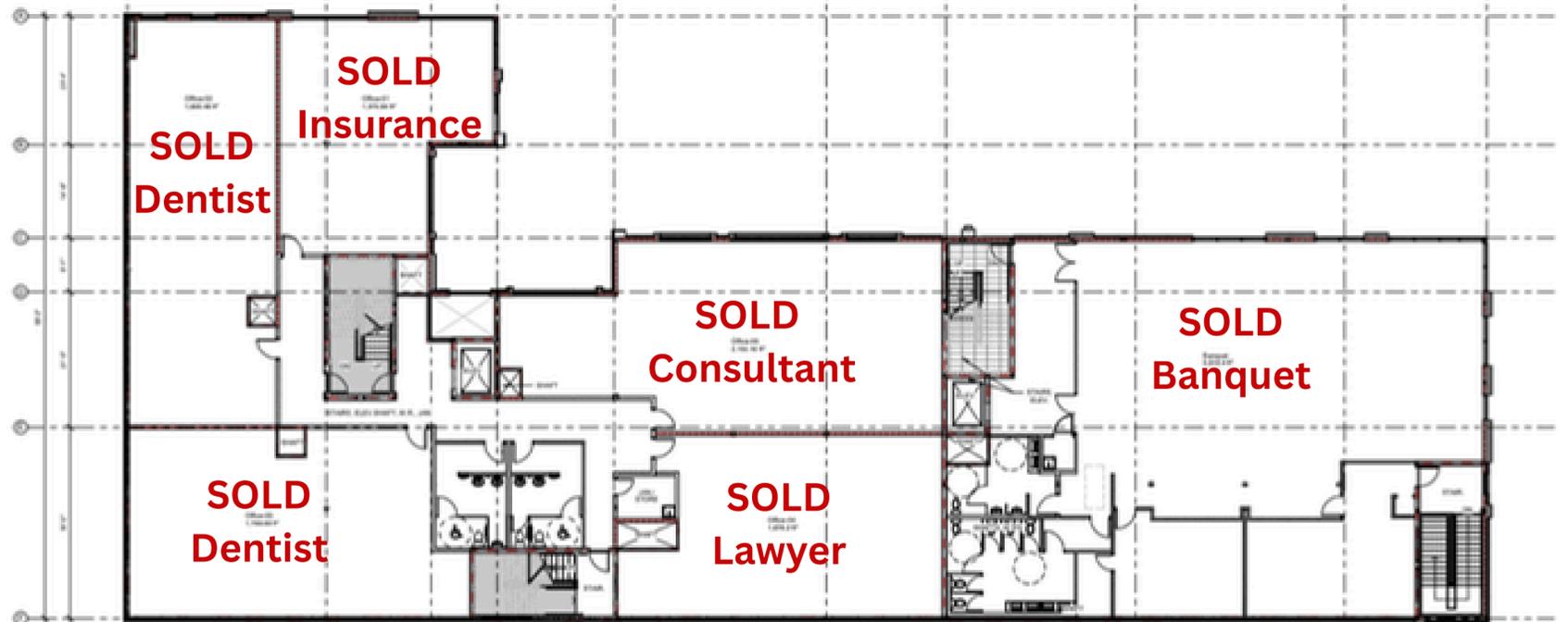
**RE/MAX
COMMERCIAL**

FLOOR PLANS

Main Floor



Second Floor



Third Floor

