



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE



90% PRE-LEASED

ONE RETAIL SPACE AVAILABLE

±2000 SF AVAILABLE FALL/WINTER 2026

CALDER PROFESSIONAL BUILDING

**12850 - 127 STREET NW,
EDMONTON, AB**

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**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

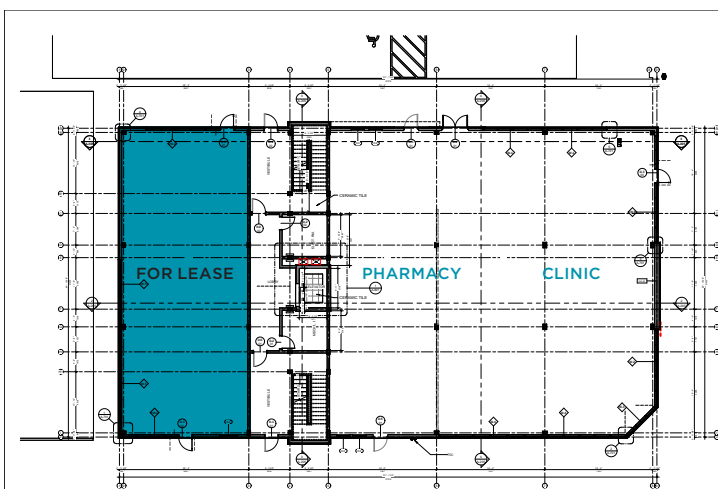
IDEAL FOR THE FOLLOWING HEALTHCARE PROFESSIONALS:

- Psychologist / Mental Health Counselling
- Dental Clinic
- Orthodontist or Periodontist Specialists
- Dietitian / Nutrition Services
- Audiology & Hearing Clinic
- Respiratory & Sleep Medicine Clinic
- Optometry / Eye Care Clinic
- Physician Specialists
- Dermatologist / Cosmetic (Skin / Aesthetics)
- Allergy & Asthma Clinic
- Women's Health
- Pain Management Clinic
- Private Laboratory / Blood Collection Centre

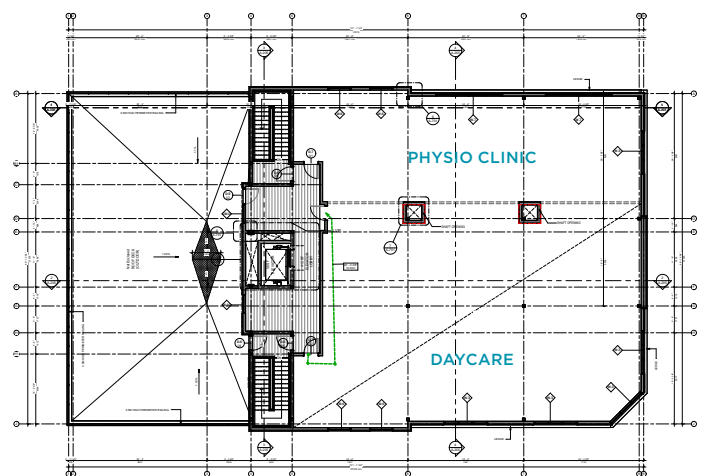
The Perfect Location to Grow Your Practice

FLOOR PLAN

MAIN FLOOR



SECOND FLOOR





PROPERTY DETAILS

MUNICIPAL ADDRESS	12850 - 127 STREET NW, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 2620425 BLK 61 LOT 26
ZONING	MU - MIXED USE ZONE
BUILDING SIZE	17355 SF (2 FLOORS - 8677 SF X 2)
PARKING	27
LAND SIZE	0.5 ACRES
AVAILABILITY	UNDER CONSTRUCTION (AVAILABLE FALL 2026)
LEASE RATE	MARKET
OPERATING COSTS	TBD



**CUSHMAN &
WAKEFIELD**
Edmonton



137 AVENUE (36,184 VPD 2025)

WELLINGTON

POPULATION
3,859

AVERAGE HOUSEHOLD INCOME
\$110,661

KENSINGTON

POPULATION
4,198

AVERAGE HOUSEHOLD INCOME
\$106,206

ATHLONE

POPULATION
3,597

AVERAGE HOUSEHOLD INCOME
\$112,442

CALDER

POPULATION
4,585

AVERAGE HOUSEHOLD INCOME
\$97,381

127 STREET (23,106 VPD 2025)



SAINT ALBERT TRAIL (42,068 VPD 2025)

YELLOWHEAD TRAIL (60,882 VPD 2025)

DEMOGRAPHICS



7,933
POPULATION
Within 1 KM



\$104,206
AVG. INCOME
Within 1 KM



3,104
HOUSEHOLDS
Within 1 KM

61,507
POPULATION
Within 3 KM

\$108,868
AVG. INCOME
Within 3 KM

23,039
HOUSEHOLDS
Within 3 KM

176,208
POPULATION
Within 5 KM

\$107,771
AVG. INCOME
Within 5 KM

70,470
HOUSEHOLDS
Within 5 KM

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