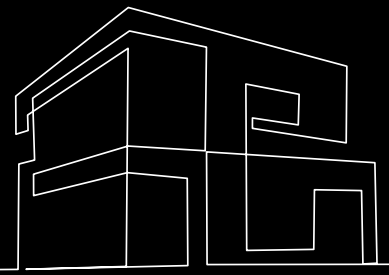


FOR LEASE

HIGHLY-VISIBLE COMMERCIAL BAY
FRONTING ARGYLL ROAD

8025 ARGYLL ROAD NW | EDMONTON, ALBERTA



± 1,970 Square Foot Open-Concept Commercial Bay

Spacious and versatile layout, perfect for a variety of business needs.

BE Zoning

Supports a wide range of commercial and light industrial uses.

Shared Fenced Yard Space

Convenient outdoor area for storage or additional operational needs.

Grade Loading

Simplified logistics and accessibility for deliveries and shipments.

15' Ceilings

Ideal for racking, equipment, or creative interior configurations.

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HCR | HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR LEASE | ± 1,970 SF OPEN-CONCEPT COMMERCIAL BAY



MUNICIPAL ADDRESS

8025 Argyll Road Northwest | Edmonton, Alberta

BAY SIZE

± 1,970 SF

ZONING

BE - Business Employment

CEILING HEIGHT

15' clearance

NEIGHBOURHOOD

Coronet Addition Industrial

LOADING

Grade loading

PARKING

15 surface

POSSESSION

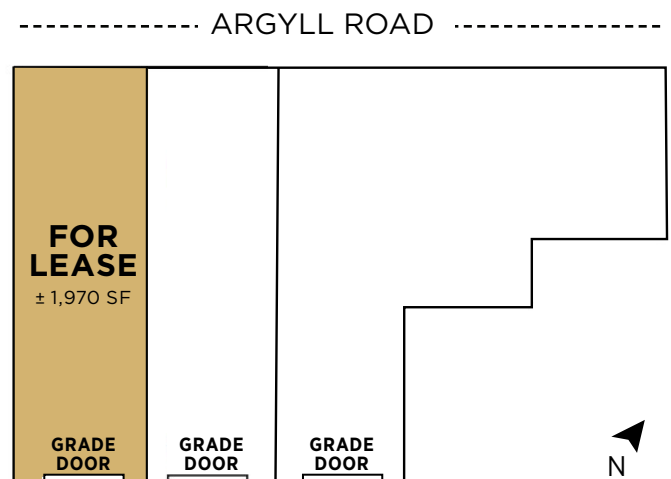
Immediate/Negotiable



CURRENT
BE USES



FLOOR PLAN



FOR ILLUSTRATION PURPOSE ONLY. NOT DRAWN TO SCALE

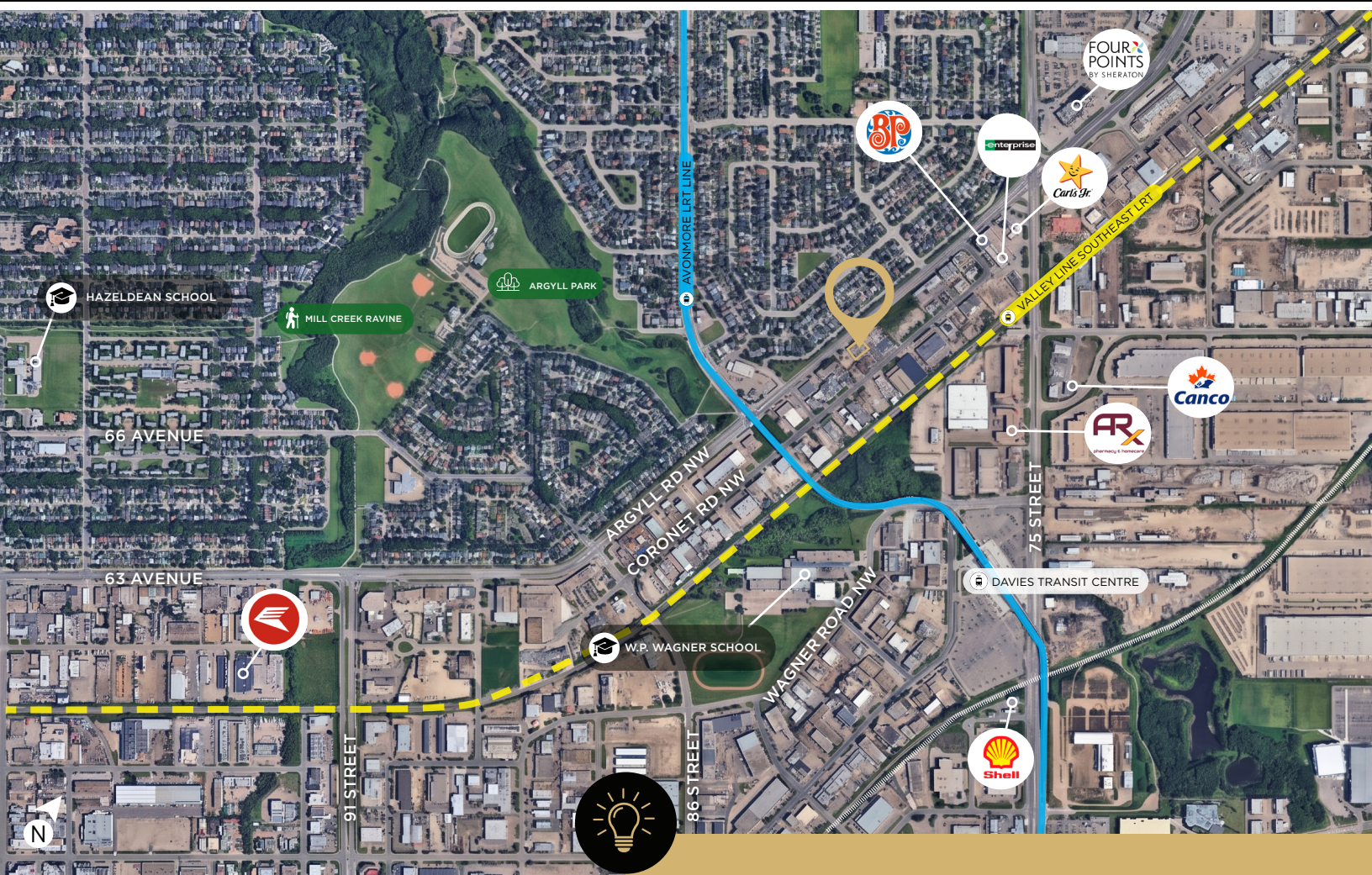


\$14.00 PSF
BASE RENT

\$7.31 PSF (EST. 2026)
OPERATING COSTS

*Power, water and gas are separately metered and
the tenant's responsibility*

FOR LEASE | ± 1,970 SF OPEN-CONCEPT COMMERCIAL BAY



DEMOGRAPHICS

	NEIGHBOURHOOD POPULATION (3 KM 2025)	37,674
	5-YEAR GROWTH FORECAST (3 KM 2023 - 2028)	14.16%
	AVERAGE HOUSEHOLD INCOME (3 KM 2025)	\$77,618
	TRAFFIC COUNTS 79 STREET NW & ARGYLL RD NW (2022)	8,000
	TRAFFIC COUNTS ARGYLL RD NW & 77 STREET NW (2022)	24,300

Argyll Road Hub: Prime Connectivity Meets Urban Evolution

Minutes from Whitemud Drive, Anthony Henday, and YEG Airport, this premium property sits at the center of a major commercial evolution. Driven by the new Valley Line LRT and booming local density, the corridor is rapidly transforming into a vibrant, service-oriented business hub. Position your business for the future—secure a highly strategic asset today.

DRIVE TIMES



Whitemud Drive	10 Minutes
Anthony Henday Drive	10 Minutes
Yellowhead Trail	15 Minutes
Edmonton Int'l Airport	25 Minutes

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.