

Cannon Centre

11232 & 11246 163 Street
Edmonton, Alberta

Affordable Second Floor Spaces





Cannon Centre

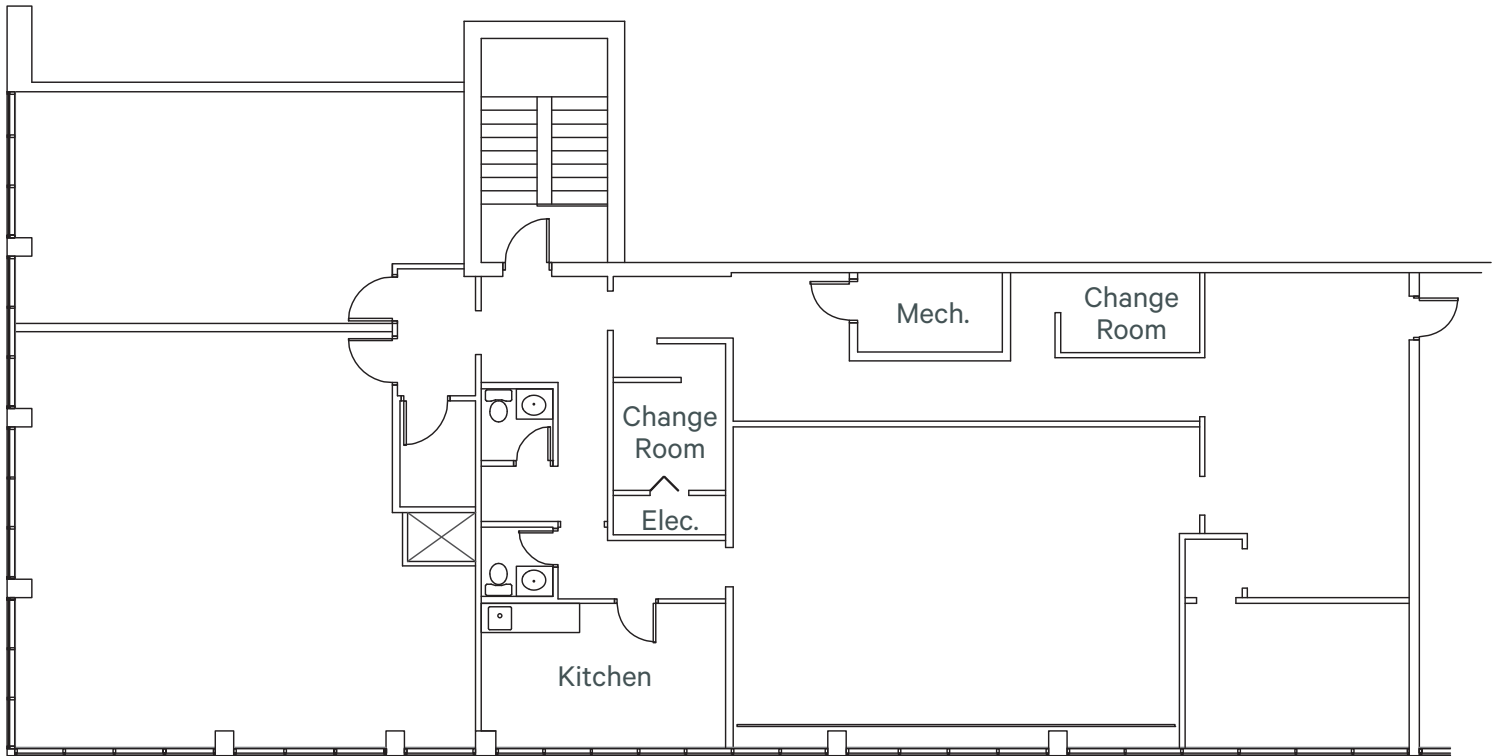
Conveniently located in the vibrant west end, the Cannon Centre has two second-floor walk-up spaces available for immediate lease at affordable rates. The building is in close proximity to a wide array of retail amenities with an abundance of on-site surface parking. Suites include floor to ceiling windows that offer plenty of natural light and are equipped with independently controlled heating and air conditioning systems.

Leasing Details

Asking Net Rent	\$9.50
Operating Costs (2026)	\$7.39 + utilities
Parking	Ample surface
Heating / AC	Separate heating / AC control
Available	Immediately

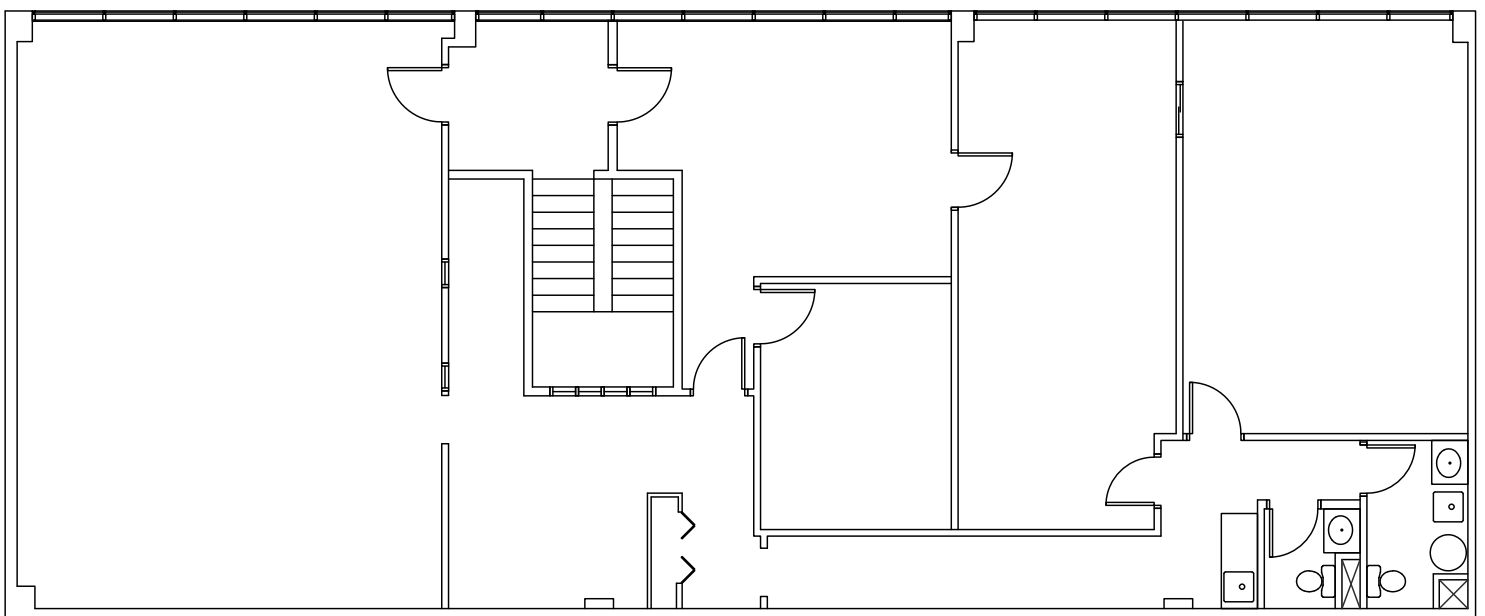
Suite 200, 11232 163 Street *(former dance studio)*

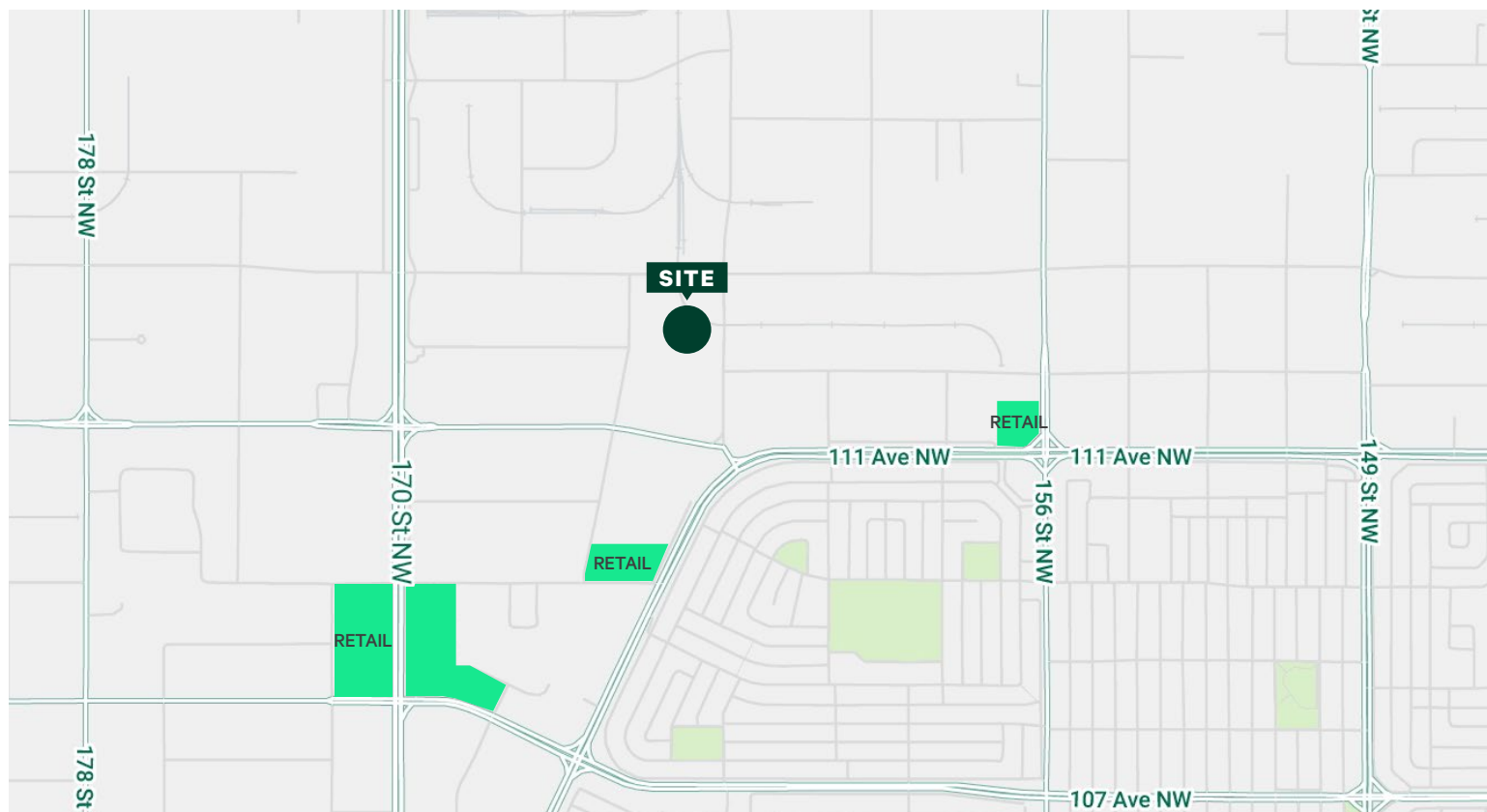
3,761 SF



Suite 200, 11246 163 Street

2,703 SF





Nearby Amenities

Tim Hortons	Sweet Convenience
Esso	TD Bank
Fountain Tire	Harvey's
Page The Cleaner	Fifendeckel
McDonalds	Wendy's
A&W	IHop
Tokyo Express	Mr. Sub
ATB Financial	Costco
Mayfield Dinner Theatre	

Mayfield Common Area (5 Min Drive)

Save-On-Foods	Red Lobster
Dollarama	Boston Pizza
Tim Hortons	Taco Time
JOEY Mayfield	A&W
JYSK	Winners
Mary Brown's	Party City
Shell	Bubbles Car Wash
RBC Bank	CIBC
Olive Garden	Carl's Jr.

West Edmonton Mall (9 Min Drive)

London Drugs	Italian Centre Shop
Indigo	Servus Credit Union
Freshii	Joliibee
Old Spaghetti Factory	Centex
Hudsons	Earls
Cactus Club Cafe	The Comic Strip
Marks	Orange Julius
Hudsons Bay	
Jubilations Dinner Theatre	

Find Out More

Jeff Simkin

Snior Vice President
+1 780 917 4633
jeff.simkin@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.