



Retail For Lease **LP:** \$0

Edmonton King Edward Park **17 Lse Rate:** \$28.00

8951 82 AV NW T6C 0Z2 **SP:**

Listing ID #: E4452392	Time	ACTIVE
Trans Type: For Lease	Linc #: L444403514	
Sale Type:	Land Size SF:	
Zoning: MU	Land Size Acres:	
Prop Taxes: \$12,900.74 / 2024	Lot Frontage:	
Other Types: OFC	Subj Prop Width:	

[Schedule a Showing](#)

Legal Plan/Block/Lot: 5867KS / 24 / 36 **Unit #:** **M:** **R:** **T:** **S:** **Q:**

Standalone 1,900 SF retail unit with finished basement located in the established King Edward Park neighbourhood. Zoned MU, this high-exposure corner unit offers excellent visibility along 82 Avenue (~32,000 VPD) and 91 Street (~6,900 VPD), with over 65,000 residents within a 3 km radius. Ideal for retail, office, medical, or service-oriented businesses. The unit includes a FREE OF CHARGE FULL BASEMENT with two rear entrances, a large commercial-grade safe, and existing improvements —offering potential savings on fit-up costs. Customers benefit from ample parking at both the front and rear of the building. Immediate possession available. Landlord incentives offered.

Private Remarks:

Property Details

Ownership Interest: Private
Title to Land:
Env Asmt Phase:
RPR Survey Available:
Seller Rights Res: No

General Building Details

Building Type: Quasi Retail
Construction: Concrete Block
Subject Space SqFt: 1,900
Subject Space Width: 30.00
Year Built: 1959

Land

Site Services:
Water Supply:
Sewer / Septic:

Multi Family

# of Storeys:	Total # of Units: 0
# of 1 Bedroom Apts:	# of Bachelor Apts:
# of 2 Bedroom Apts:	# of Penthouse Apts:
# of 3 Bedroom Apts:	# of Other Units:
# of 4+ Bedroom Apts:	# of Parking Spaces:
# of Studio Apts:	

APOD Information

Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income:
Cap Rate:

Business/Business w/Property

Major Business Type:
Minor Business Type:

Lease Details

Lease Type: Net
Net Lse Rate SF/Annum: \$28.00
Lease Term (in Months): 120

Lease Op Cost SqFt: \$12.00
Subject Space SqFt: 1,900
Co-Op Commission Lease: 2.5% and 1%

Appointment Name: Romi Sarna
Appointment Phone #: 780-450-6300
Listing Agent: Romi Sarna - Off: 780-450-6300
Listing Agent Email: romi@romisarna.ca
Listing Firm: MaxWell Polaris
Off.: 780-450-6300
Listing Agent 2:
Listing Firm 2:

Appointment: Call Lister, Text Lister
Listing Agent URL: http://www.romisarna.ca
Listing Date: 8/11/2025 **DOM:** 0
Possession: / 0 /
Co-Op Commission:

Pending Until:
Sold Date:
Completion Date:
Buyer Agent:
Buyer Office:

Sold Price:

Input Date: 8/11/2025 12:06 PM
Expiry Date: 1/31/2026

Buyer Agent 2:
Buyer Office 2: