

FOR LEASE

PLAZA 66

12720 - 66 STREET NW | 6606 - 127 AVENUE NW
EDMONTON, AB



807 - 2,173 SF AVAILABLE

AT THE CORNER OF FORT ROAD AND 127 AVENUE

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OVERVIEW / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

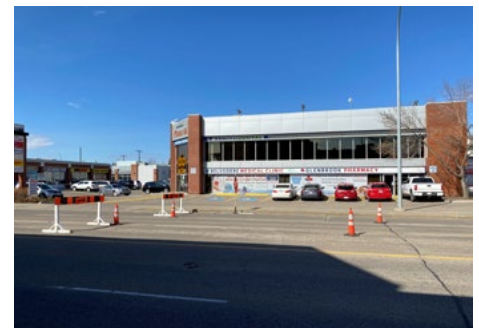
OPPORTUNITY

Plaza 66 is a well maintained professional building that features various local and national retailers along with Fort Road and 127 Avenue. The property provides ample parking, easy access to major throughfares, and various nearby residential neighbourhoods.



HIGHLIGHTS

- Vacancy 1: 807 SF Main Floor Retail/Office Space
- Vacancy 2: 2,173 SF Main Floor Retail
- Prime location with great Exposure, access and draw from various surrounding residential neighborhoods
- Strategically situated on the corner of Fort Road and 127 Street, which boasts approximately 35,400 vehicles per day and connects to the city's ring road, Anthony Henday Drive
- Excellent parking amenities within the site provides ample customer parking (44 parking stalls, 3 bicycle racks and 1 loading stall)



AVAILABILITY / PLAZA 66

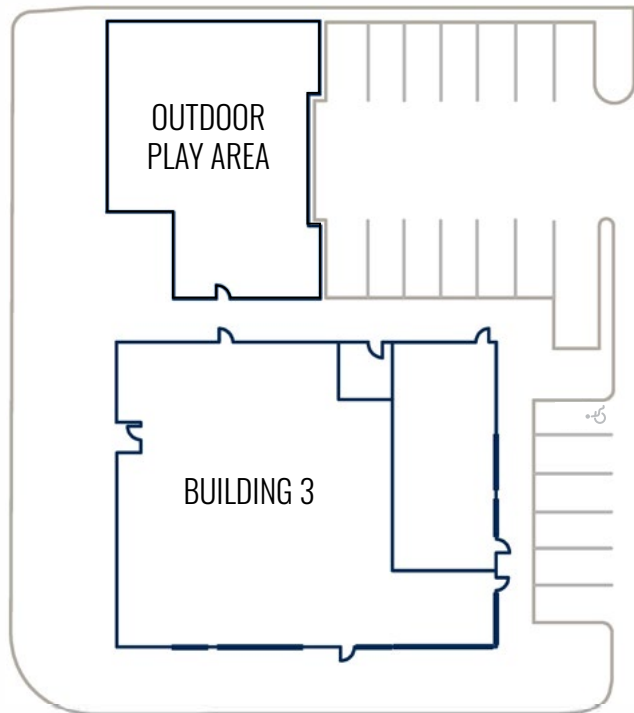
12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Building 1: 12720 - 66 Street NW, Edmonton

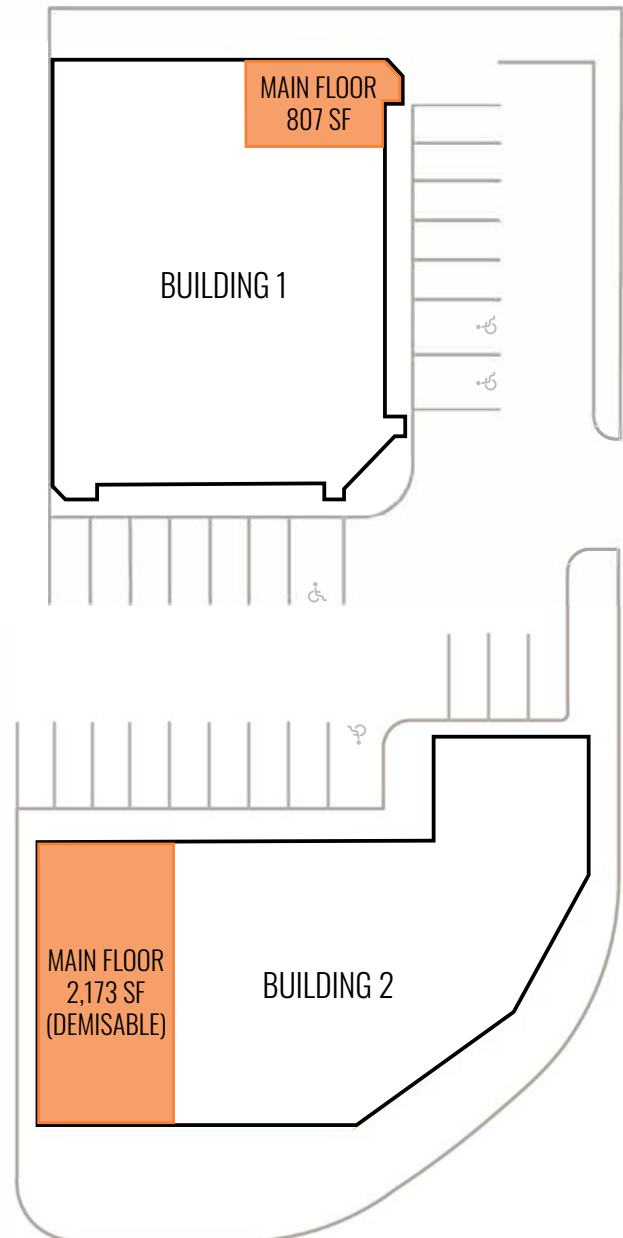
Availability: 807 SF (Main Floor)

Building 2: 6606 127 Street NW, Edmonton

Availability: 2,173 SF (Main Floor)



Available

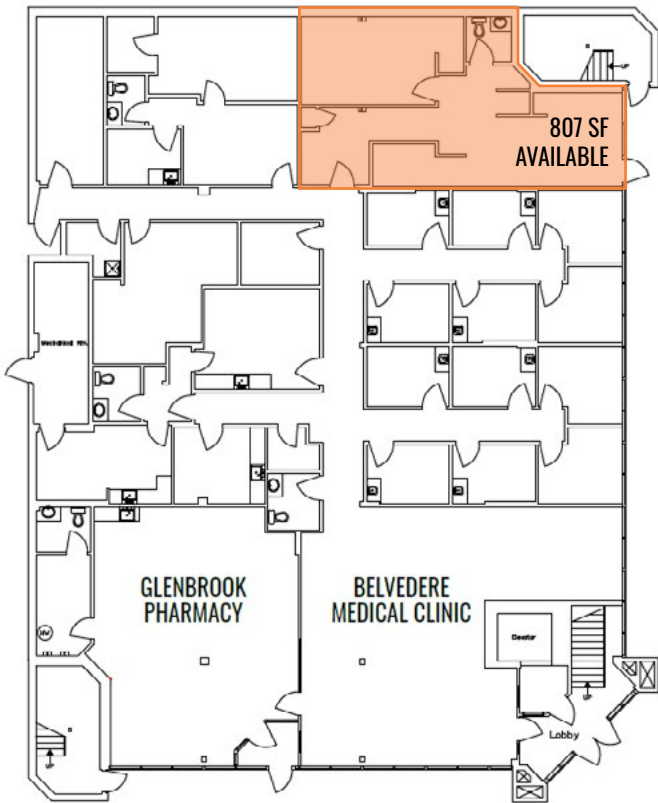


DETAILS + SITE MAP / PLAZA 66

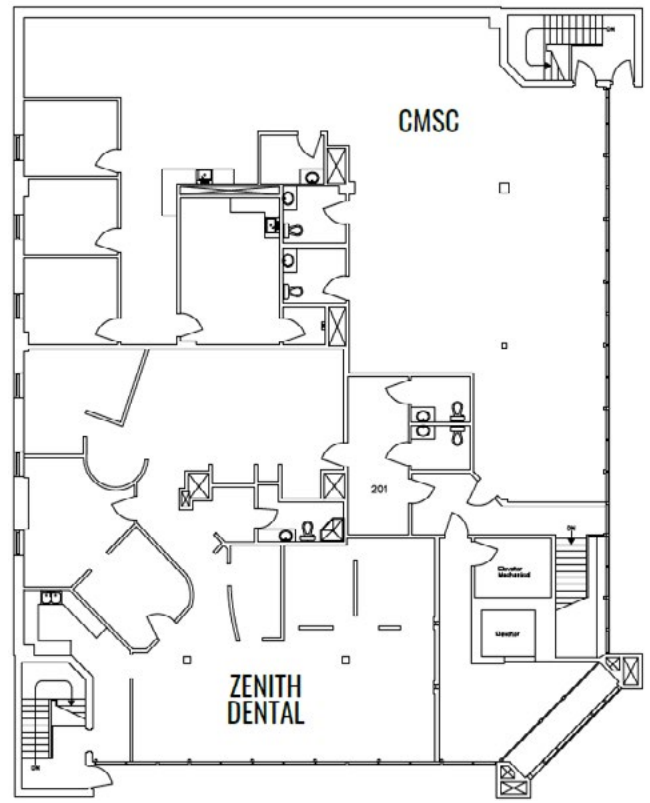
12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Building 1:	12720 - 66 Street NW, Edmonton	Available Space:	807 SF (Main Floor)
Legal Description:	Plan 5435V, Block 1, Lot 5-6	Availability:	Immediate
Zoning:	CB2 - General Business Zone	Lease Rate:	Market
Parking:	Ample on-site surface stalls	Additional Rate:	TBD

MAIN FLOOR: 807 SF



SECOND FLOOR

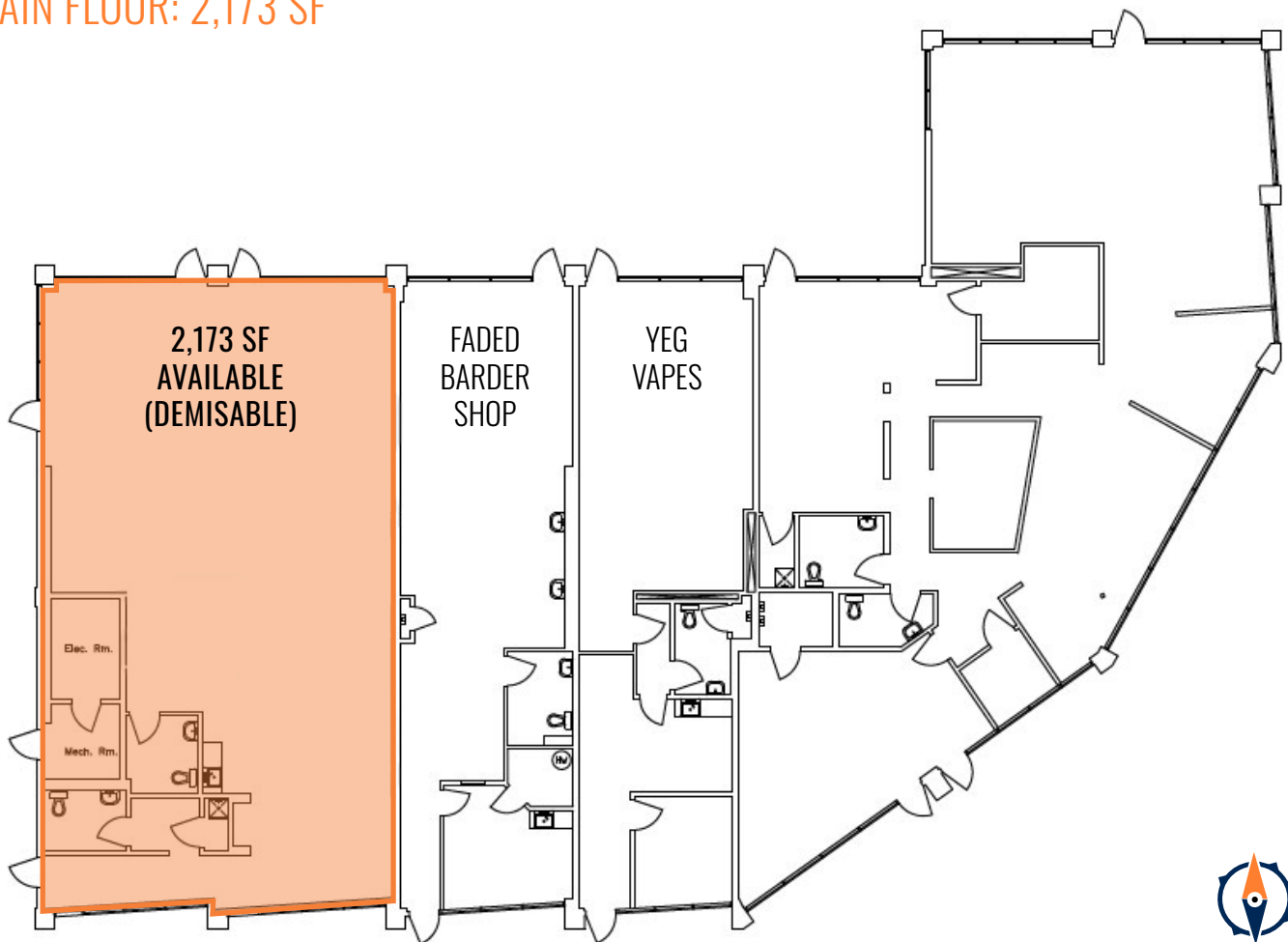


DETAILS + SITE MAP / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Building 1:	6606 - 127 Avenue, Edmonton, AB	Available Space:	2,173 SF (Demisable)
Legal Description:	Plan 1422956, Block 1, Lot 13	Availability:	Immediate
Zoning:	CB2 - General Business Zone	Lease Rate:	Market
Parking:	Ample on-site surface stalls	Additional Rate:	\$15.10 /SF

MAIN FLOOR: 2,173 SF



AREA + STATS / PLAZA 66

12720 - 66 STREET | 6606 - 127 AVENUE NW | EDMONTON, AB

Plaza 66 is located in Central-East Edmonton's mature and established Balwin neighbourhood. Well suited for families, the community provides good access to all services, outdoor amenities and major retail. The property benefits from close proximity other mature neighbourhoods such as Belvedere and Delwood, making Plaza 66 an easy access retail space for various demographics. Downtown Edmonton is also a 10-minute drive from the property via Fort Road. Other major transportation routes accessible include the Yellowhead Highway, Wayne Gretzky Drive, 127 Avenue, 66 Street and 118 Avenue.

Yellowhead Highway 2 MINUTES

Wayne Gretzky Drive 4 MINUTES

Clareview Town Centre 8 MINUTES

Downtown 17 MINUTES



34,500
vehicles
per day



EXPOSURE
Fort Road &
127 Avenue



PARKING
ample on-site
surface stalls



TRANSIT
in nearby
proximity



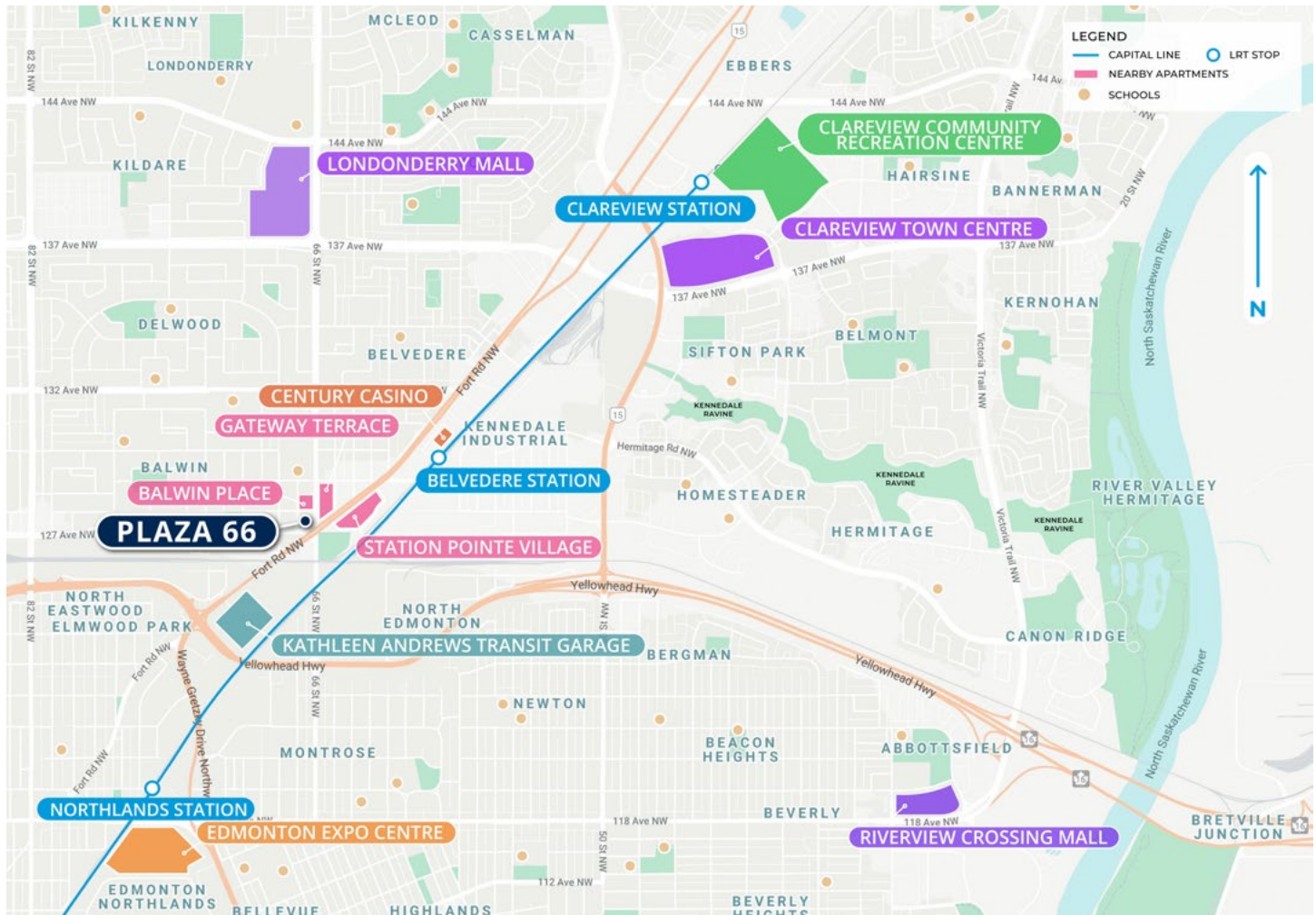
\$83,529
household income
average within 3 km



72,619
population
within 3 km



MULTI-UNIT
commercial
retail space





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