

FOR LEASE PALISADES

12827 - 140 AVENUE,
EDMONTON, AB



1,291 SF



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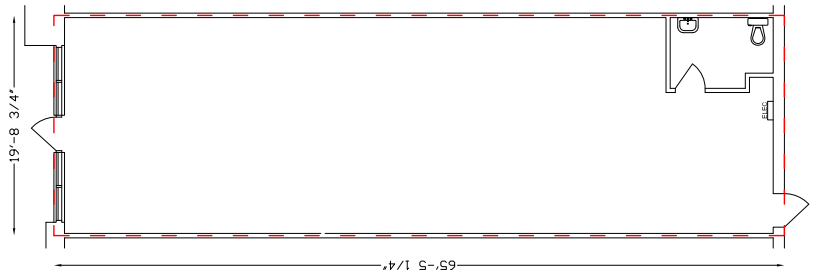
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OVERVIEW / PALISADES

12827 - 140 AVENUE, EDMONTON AB

OPPORTUNITY

Excellent opportunity to lease a built-out commercial end cap unit with exposure to 127 Street, a well travelled through-fare within Edmonton. Located in the prominent commercial neighbourhood Pembina, the property is surrounded by densely populated residential communities with an expanding population and provides a large consumer draw with excellent exposure for your growing business.



SALIENT DETAILS

MUNICIPAL ADDRESS: 12827 - 140 Avenue, Edmonton, AB

LEGAL DESCRIPTION: Plan 0523197, Block 1, Lot B

VACANCY: 1,291 SF

AVAILABILITY: Immediately

ZONING: CSC - Shopping Centre Zone

PARKING: Ample on-site

ASKING RENT: Market

ADDITIONAL RENT: \$17.16/SF (2026 est.)

HIGHLIGHTS

- 1,291 SF available immediately for lease
- Palisades is located on 137 Avenue and 127 Street, two well-known north-side Edmonton through-fares connecting travelers to other prominent roads such as the Yellowhead Highway, St. Albert Trail and the Anthony Henday Drive
- The property receives impressive exposure with over 30,900 vehicles along 127 Street and 137 Avenue daily
- Join Fresh Co, Lube City, Alberta Precision Laboratories, Fairstone Financial and more
- Tim Hortons, Real Canadian Superstore, Dollarama, and Gym MVMT are all within close proximity

AREA + STATS / PALISADES

12827 - 140 AVENUE, EDMONTON AB

Strong curb appeal with high consumer density within the Pembina neighbourhood of Edmonton. The property benefits from excellent positioning just North of 137 Avenue, Edmonton's diverse business area which attracts an impressive daytime population of over 46,126 people. The immediate area provides a distinct range of dining and shopping experiences attracting various demographics and are also considered major through-fares for the surrounding communities.

St. Albert Trail	4 minutes
Yellowhead Highway	5 minutes
Anthony Henday Drive	9 minutes
Downtown Edmonton	17 minutes



DEMOGRAPHICS



41,676
vehicles per day



EXPOSURE
137 Avenue & 127 Street



PARKING
surface stalls available on site



TRANSIT
located in close proximity to site



\$107,285
avg. household income (3 km)



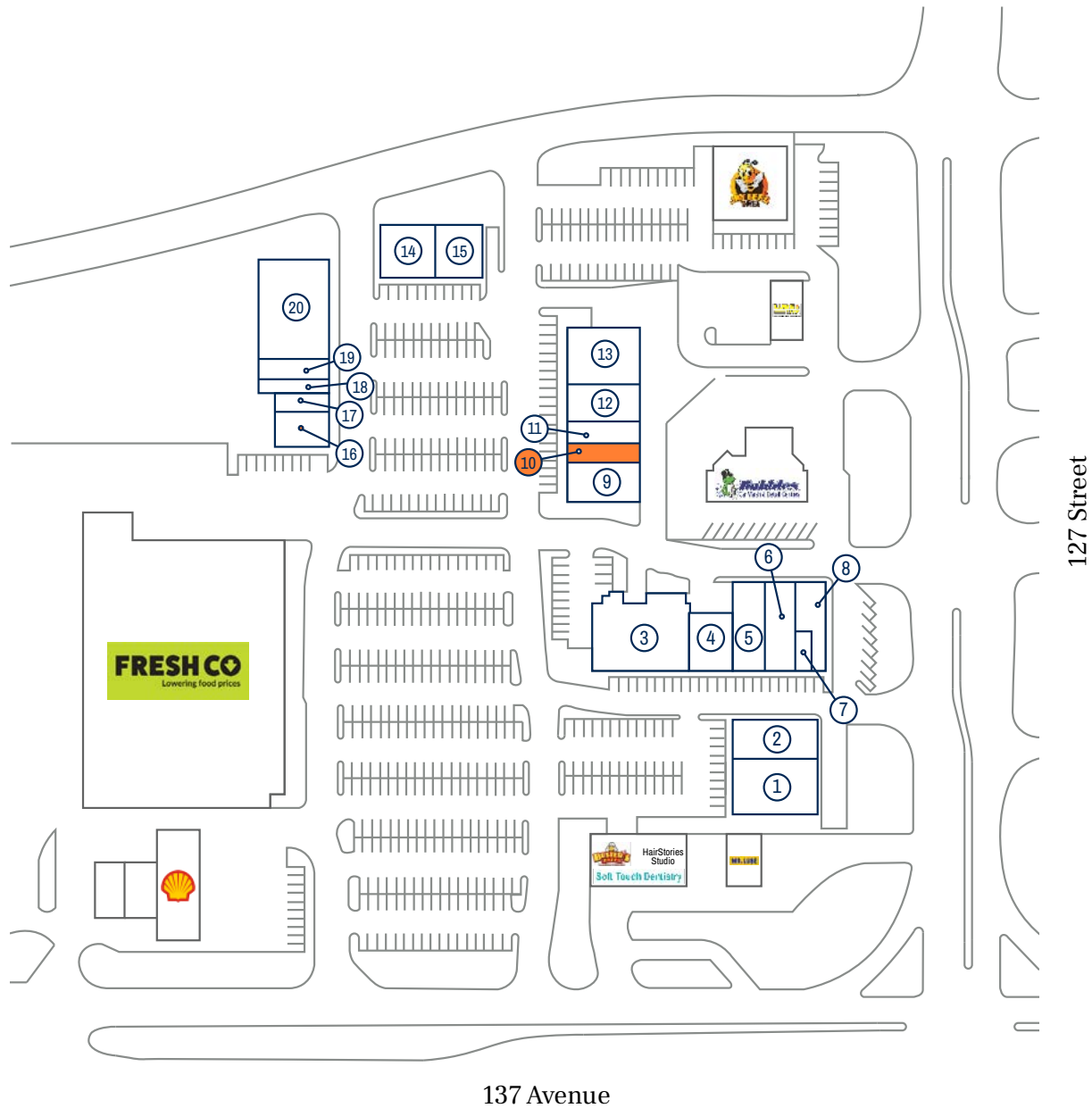
70,395
total population within 3km



MAIN FLOOR
commercial retail units

SITE PLAN / PALISADES

12827 - 140 AVENUE, EDMONTON AB



- | | |
|-----------------------------|------------------------------------|
| 1. CIBC Banking Centre | 11. Sunshine Nail's & Waxing |
| 2. Dragon Buffet | 12. Co Do Hue Vietnamese Cuisine |
| 3. Bedouins Restaurant | 13. Safeway Liquor |
| 4. Tokyo Express | 14. Tutti Frutti Breakfast & Lunch |
| 5. Palisades Medical Clinic | 15. Alberta Precision Laboratories |
| 6. Registry | 16. Daycare |
| 7. Palisades Pharmacy | 17. Smart Choice |
| 8. Pending | 18. Dave's Hair Design |
| 9. Fairstone Financial | 19. Chopped Leaf |
| 10. Vacant | 20. Signature Orthodontics |



FOR LEASE PALISADES



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