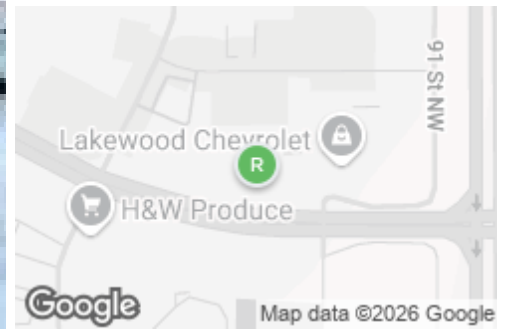


9218 34 Ave NW

9218 34 Avenue NW, Edmonton, AB, T6E 5P2

Retail: Mixed Use For Lease

Prepared on January 03, 2026



Listing Details | Retail For Lease

Suite	-	Possession	Now
Secondary Uses	Office	Vacant	Yes
Sublease	-	Available Date	Now
Total Available Space	1,682 SF	Days On Market	11 days
Min Div/Max Contig	1,682 SF	Date Listed	12/23/2025
Asking Rate	\$38.00 Annual/SF	Last Modified	1/03/2026
Monthly Rate	\$5,326	Listing ID	44060355
Lease Type	Net NNN	Parking Spaces	-
Expenses	-		


Description

Two end-cap retail units available for lease at 9216 & 9218 - 34 Avenue NW with immediate possession. Located directly on 34 Avenue NW, the property offers strong daily traffic counts of approximately 22,600 vehicles and practical end-cap functionality with good access, signage opportunities, and a patio area. The site is situated within an established commercial area with a mix of retail, automotive, and service uses, and provides convenient access to Gateway Boulevard, Calgary Trail, and 91 Street NW. Ideal for retail, medical, professional, or service-oriented users in south Edmonton

Property Details

Building Class	-	Year Built	1981
Property Type	Retail	Primary Construction	Concrete
Sub Type	Mixed Use	Occupancy Type	-
Zoning	General Commercial (CG)	Parcels	6b5b9a2eb1280df8961...
Building Status	Existing	Legal Owner	-
Building Size	1,682 SF	Submarket	-
Land Size	-	County	-

Contact


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