

FOR LEASE THE CITADEL THEATRE PLAYWRIGHT SPACE

9828 101A AVENUE,
EDMONTON, AB

JOIN



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Edmonton

PROPERTY HIGHLIGHTS

- Restaurant opportunity located within the Citadel Theater!
- Strategically located near the entrance of Canada Place which sees a substantial amount of pedestrian traffic.
- Located steps away from The Winspear Centre, Valley Line LRT, Churchill Square, Edmonton Public Library and many other area amenities.
- West facing patio opportunity
- High exposure signage opportunities available.
- (CCA) Core Commercial Arts Zone allows for a wide variety of uses.
- Size: 4,100 SF
- Lease Rate: Contact Listing Agent
- Additional Rent: Approximately \$9.77 /SF (2026)

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS

9828 101A Avenue, Edmonton, AB

LEGAL DESCRIPTION

Plaza 518TR, Block G Lot 1

ZONING

Core Commercial Arts Zone (CCA)

NEIGHBOURHOOD

Downtown

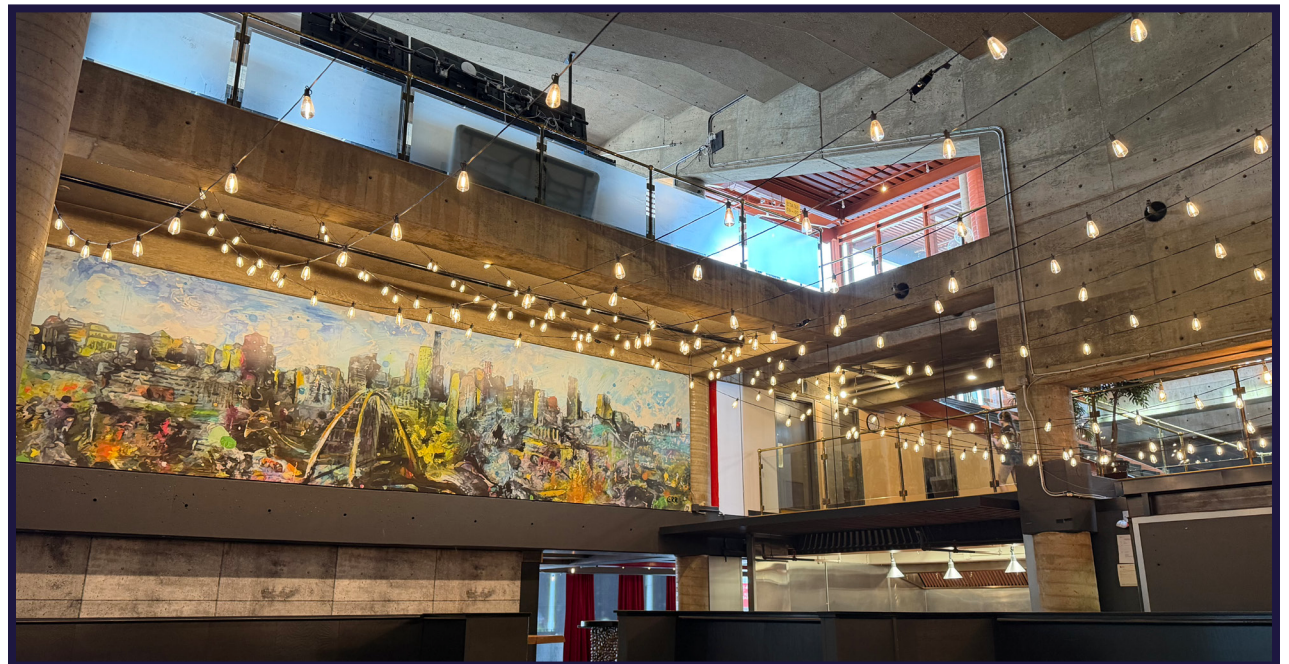
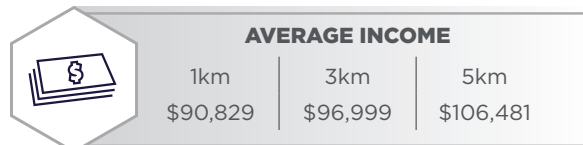
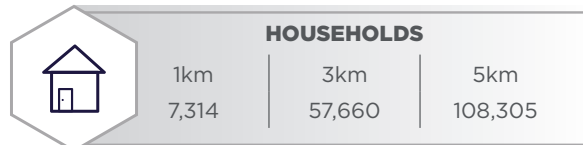
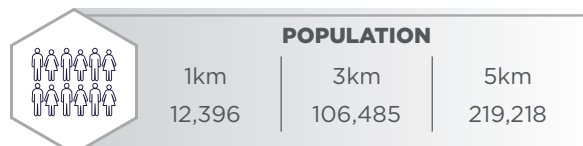
BUILT

1979

INTERIOR PHOTOS



DEMOGRAPHICS





PROPERTY PHOTOS



AERIAL



**CUSHMAN &
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Edmonton



102 AVENUE (1,627 VPD 2025)

100 STREET (9,961 VPD 2025)

97 STREET (8,390 VPD 2025)

JASPER AVENUE (19,843 VPD 2025)



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