

For Lease

YOUR COMPANY HERE

8317 Argyll Road

INDUSTRIAL RETAIL BAY

8317 ARGYLL ROAD NW
EDMONTON, ALBERTA

BUILDING INFORMATION



Building Size

32,153 Sq Ft



Year Built

1976



Zoning

Business
Employment

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population

32,994



Median Age

30.8



**Traffic
Count**

18,000



**Household
Income**

\$69,297

HIGHLIGHTS

- Attractive corner retail space with existing vape store improvements
- 825 square foot mezzanine included
- High-profile location on Argyll Road, offering excellent exposure and connectivity
- Benefiting from proximity to major roadways and surrounding commercial amenities
- Directly across from the highly populated Millcreek neighbourhood
Ideal for a variety of retail and service-oriented businesses

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$11.00 psf est.
Retail Size:	4,000 sq. ft.
Parking:	68 surface stalls (shared)
Term:	Negotiable
Available:	Immediately

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com



Commercial
Real Estate Solutions

PHOTOS

Argyll Road NW, Edmonton, Alberta



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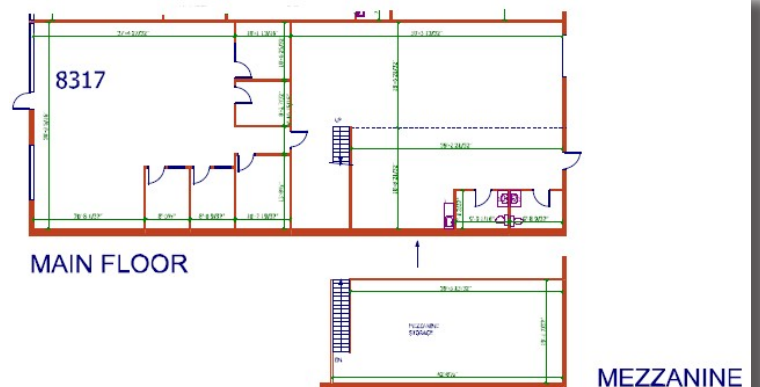
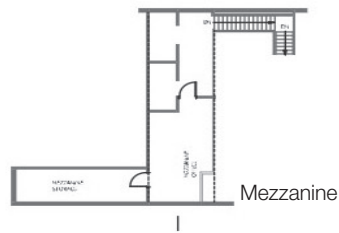
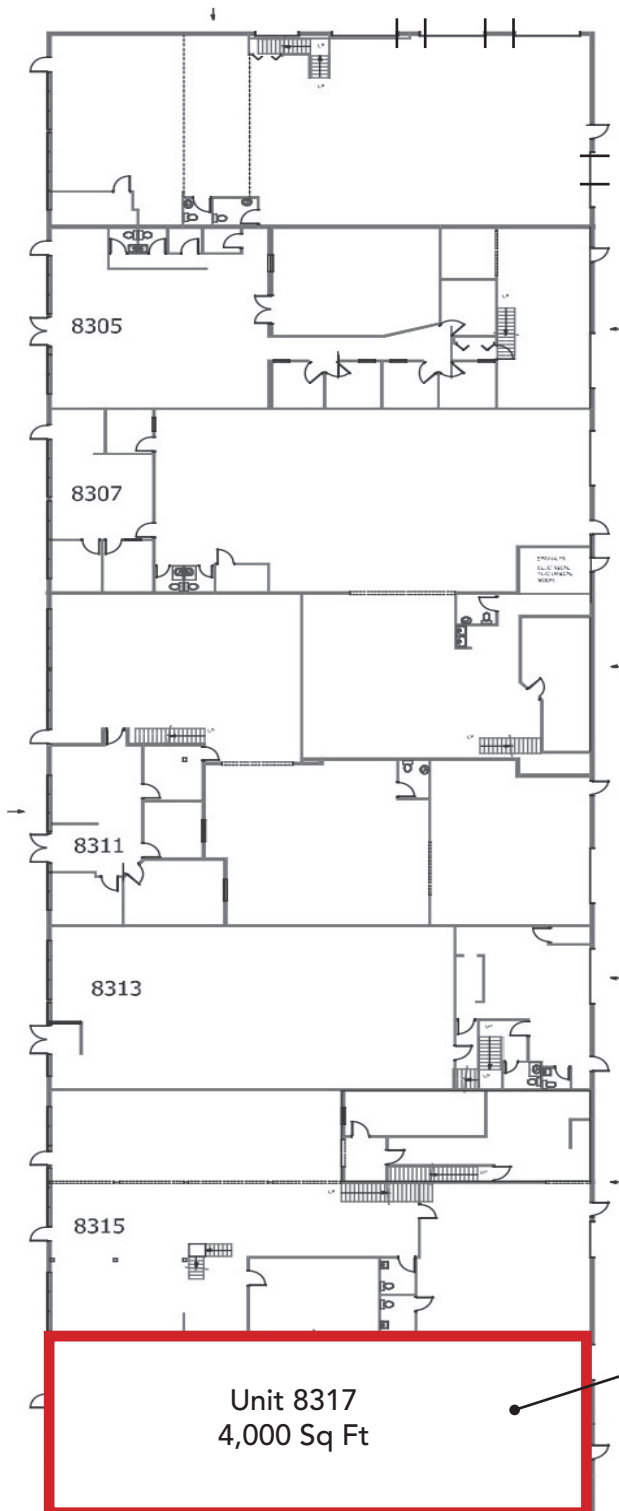
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SITE PLAN

Argyll Road NW, Edmonton, Alberta



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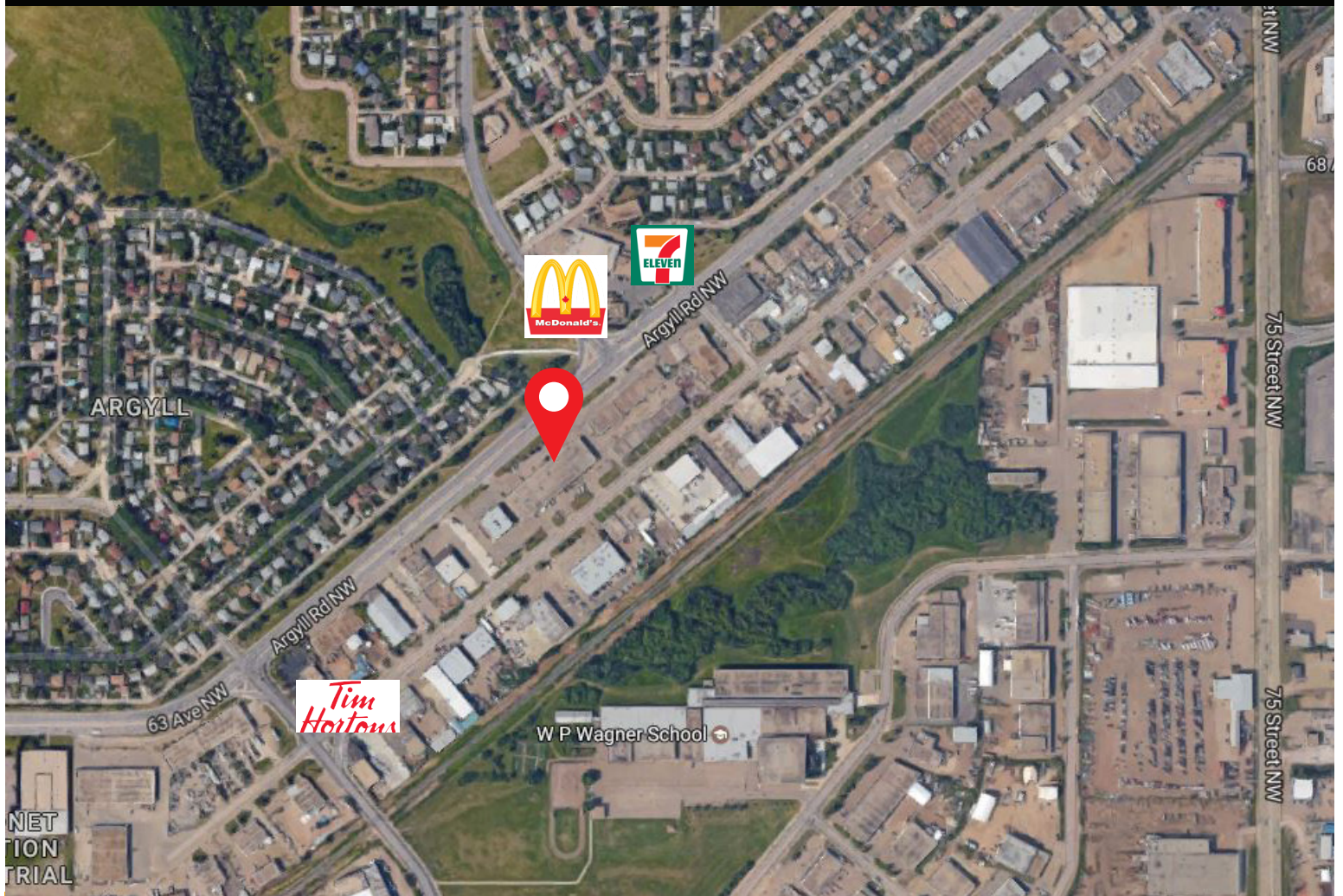
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LOCATION

Argyll Road NW, Edmonton, Alberta



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