

**FOR LEASE**

**ELITE CENTRE ASPENWOOD**

**NAI Commercial**



**4420 - 36 AVENUE | EDMONTON, AB | RETAIL/OFFICE BAY**

### PROPERTY HIGHLIGHTS

- 1,139 sq.ft. fully built-out retail bay located in community of Millwoods
- 4 private offices, 2 washrooms, and reception area
- Perfect for a medical clinic, dental office, or professional services
- Plumbing rough-ins in each room for easy conversion
- Surrounded by complementary businesses including: Pharmacy, Daycare, Hair Salon, Bakery, Circle K & more
- Pylon signage available for maximum visibility

#### JESSE ALAEDDINE

Associate

587 635 5613

[jesse@naiedmonton.com](mailto:jesse@naiedmonton.com)



**89,304**  
DAYTIME POPULATION



**2.5%**  
ANNUAL GROWTH  
2023-2033



**12,262**  
EMPLOYEES



**\$2.2B**  
CONSUMER SPENDING



**9,046**  
MILLWOODS ROAD EAST  
NORTH OF 36 AVENUE



**\$104,935**  
AVERAGE HOUSEHOLD  
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



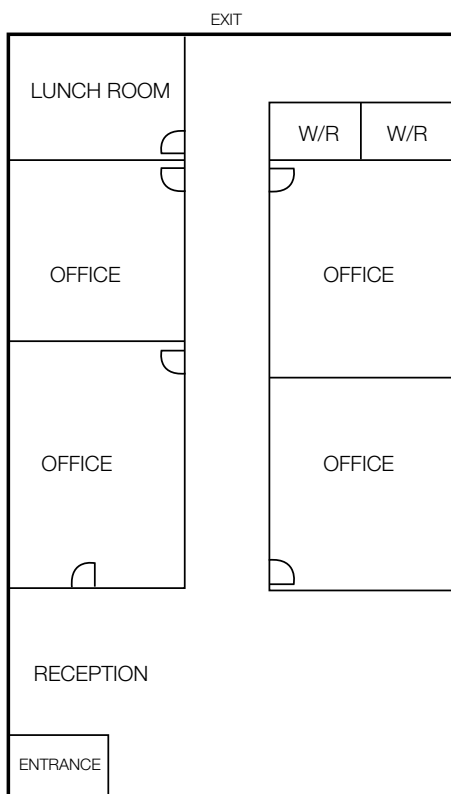
780 436 7410



NAIEDMONTON.COM

## ADDITIONAL INFORMATION

SIZE AVAILABLE	1,139 sq.ft.±
LEGAL DESCRIPTION	Plan: 7922359 Block: 18 Lot: 121
ZONING	Neighbourhood Commercial (CN)
NEIGHBOURHOOD	Minchau
LEASE RATE	\$28.00/sq.ft./annum net
OPERATING COSTS	\$21.97/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees
AVAILABLE	Within 30 days



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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