



## CORNER UNIT WITH EXPOSURE

### 8509 Wagner Road

Edmonton, Alberta

#### Property Highlights

- 1,838 Sq.Ft., 2,488 Sq.Ft. or 4,326 Sq.Ft. available
- Retail space with exposure to Wagner Road and 83 Street
- Corner unit with large windows
- Quick access to Gateway Boulevard, Calgary Trail, Roper Road, Argyll Road and Whitemud Drive
- Pylon sign available
- BE Zoning allows for a variety of uses
- Built out as showroom/open area with private offices
- Within 800 meters of future LRT stop

#### Drew Joslin

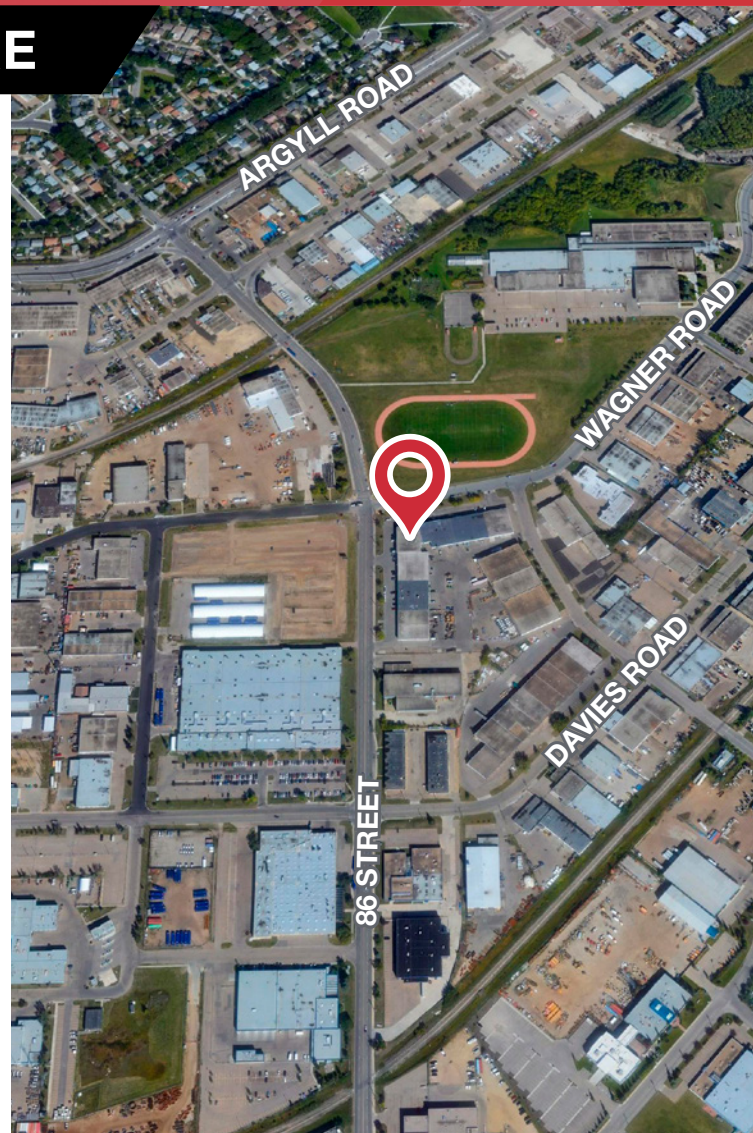
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For Lease  
Main Floor  
Office/Retail



**148,350**  
POPULATION  
IN AREA



**63,271**  
HOUSEHOLDS



**\$105,788**  
AVERAGE  
HOUSEHOLD  
INCOME

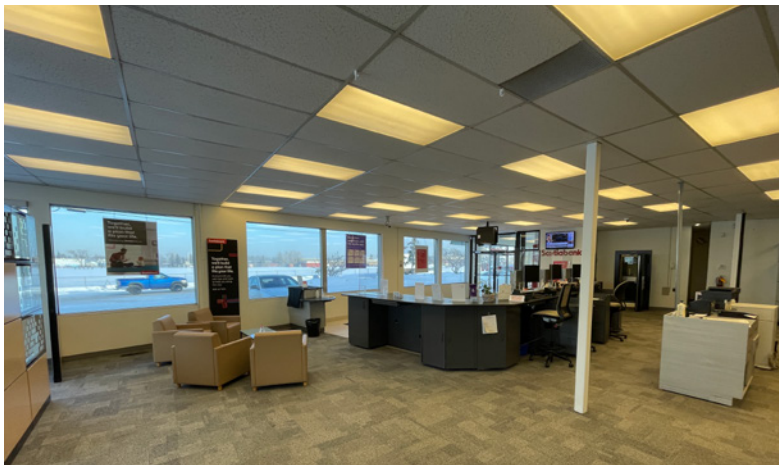
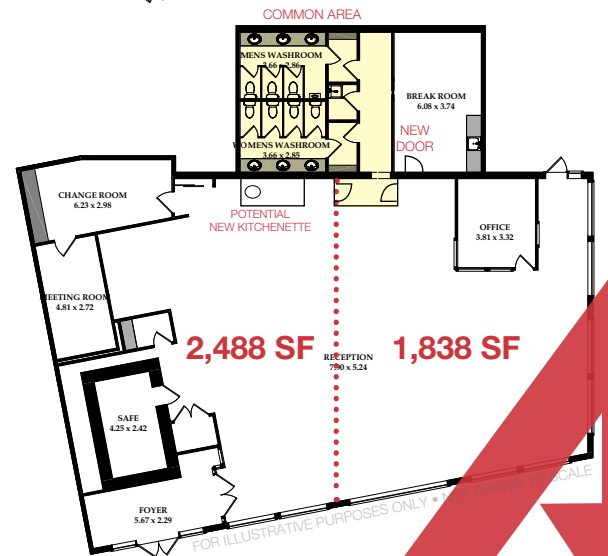
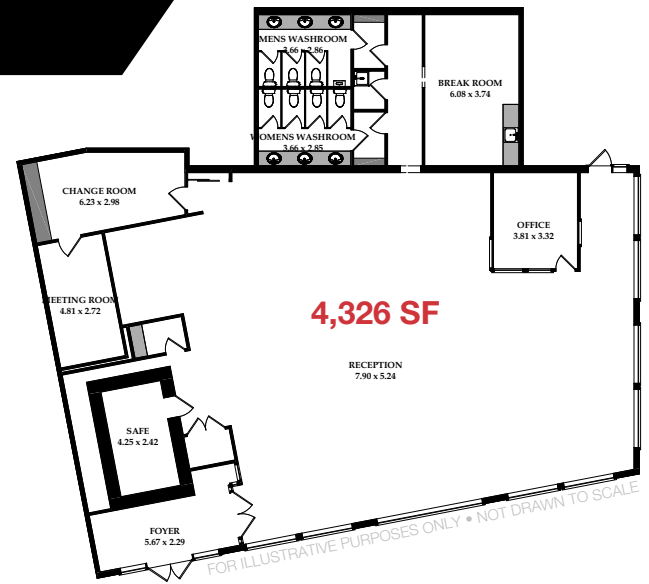


**39,700**  
AVERAGE DAILY  
TRAFFIC VOLUME

*\*Costar Demographics (5KM Radius)*

## 8509 WAGNER ROAD, EDMONTON, AB

SIZE	2,488 sq.ft., 1,838 sq.ft. & 4,326 sq.ft <i>*Spaces are subject to final measurements</i>
LEGAL DESCRIPTION	Lot 6A, Block 17, Plan 3680RS
ZONING	BE (Business Employment)
AVAILABLE	Immediately
LEASE TERM	3 - 10 years
NET RENTAL RATE	\$11.00/sq.ft./annum Starting at \$10.00/sq.ft./annum
OPERATING COSTS	\$4.72/sq.ft./annum (2024 estimate) Includes common area maintenance, property taxes, building insurance and management fees



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