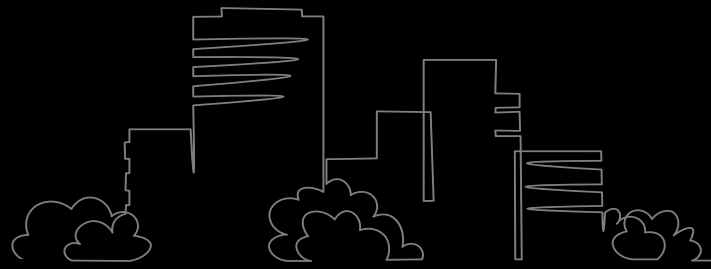


FOR LEASE

ARGYLL CENTRE

6815 - 83 STREET | EDMONTON, ALBERTA



Seize the opportunity to lease 2,993 square feet of prime commercial space at the Argyll Centre, ideally situated at 83 Street and Argyle Road in South Central Edmonton.

The current CN (Neighbourhood Commercial) zoning offers flexibility for a wide range of uses, including daycare facilities, health services, liquor stores, cannabis retail stores, food and drink services, and other related businesses.

Become part of a thriving commercial hub with a strong tenant mix, including City of Edmonton Reuse Centre, McDonald's, AM PM Convenience Store and Thirsty Camel Pubhouse.

The property is ideally positioned in a bustling area surrounded by both commercial and residential neighborhoods, offering easy access to Sherwood Park Freeway, Whitemud Drive, Yellowhead Trail, Wayne Gretzky Drive and Downtown Edmonton.

Don't miss this opportunity to establish your business in a highly visible and accessible location.

Martin Halabi, *Senior Associate*
Commercial Sales & Leasing
780 952 0433 martin@hcrgroup.ca



www.hcrgroup.ca

FOR LEASE | PRIME LEASING OPPORTUNITY IN ARGYLL CENTRE

PROPERTY DETAILS

MUNICIPAL ADDRESS

6815 - 83 Street Northwest | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 1622532, Block 18, Lot 28A

SPACE TYPE

Retail/Food and Drink/Healthcare/Office

AVAILABLE SIZE

± 2,993 SF

ZONING

CN - Neighbourhood Commercial ⓘ

PARKING

75 surface stalls

YEAR BUILT

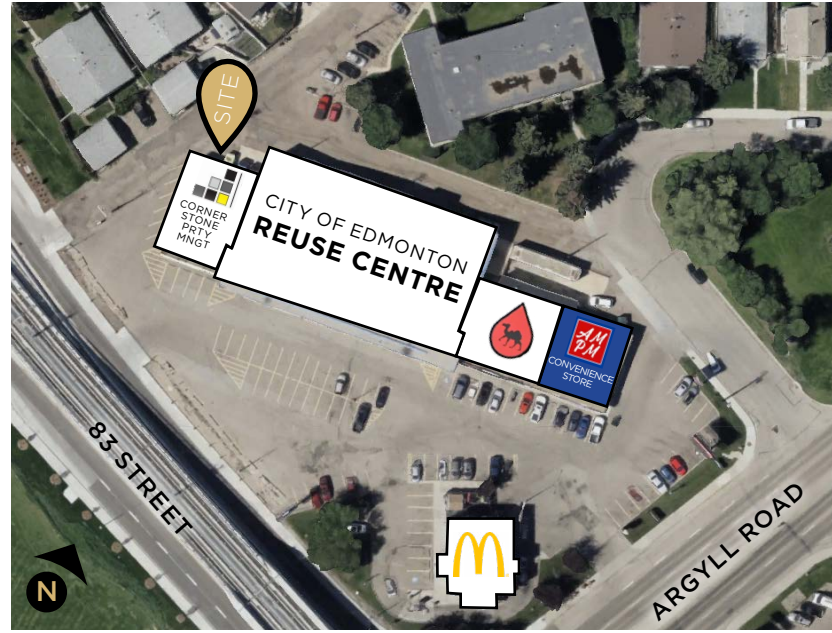
1965

POWER

400 amp, 120/208 volt, 3 phase

CEILING HEIGHT

18' clear



LEASE FINANCIALS

BASE RATE

\$25.00 PSF

OPERATING COST

TBD

Additional rent includes the 2024 estimate of the proportionate share of operating costs, property taxes, building insurance, and management fees.

POSSESSION

May 30, 2025

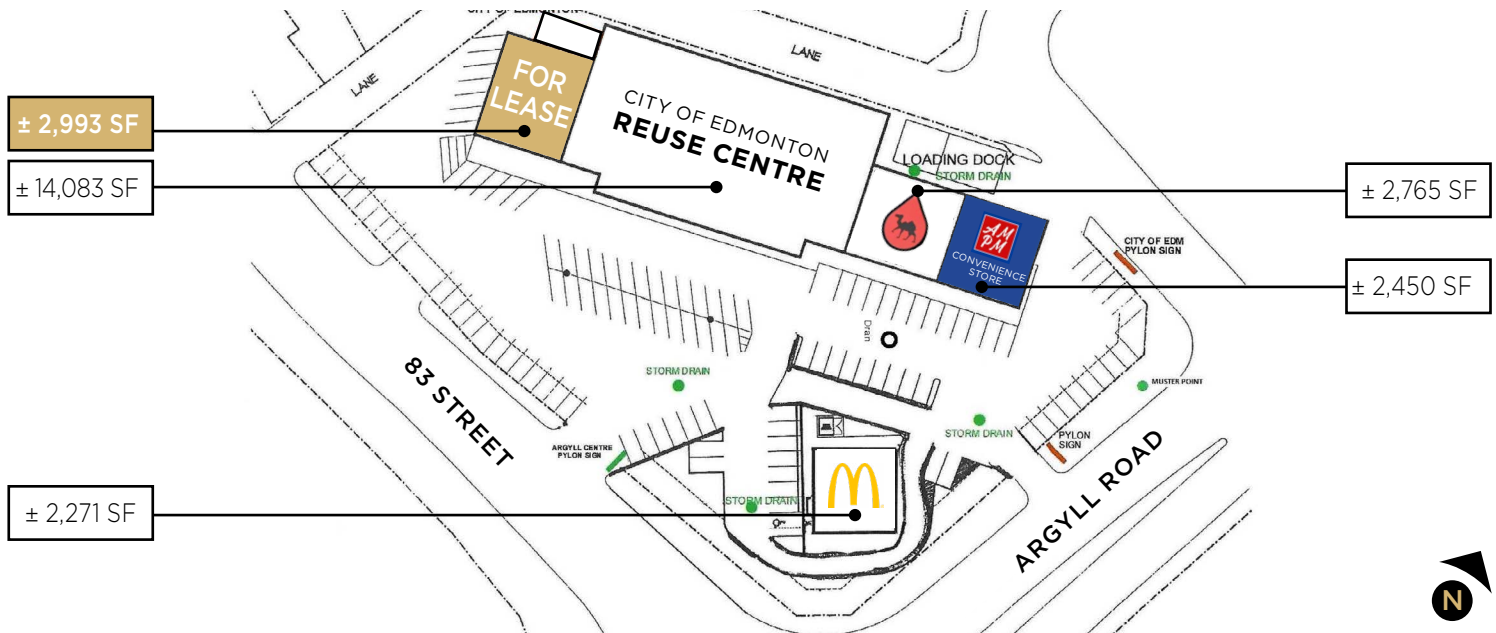


PYLON SIGNAGE

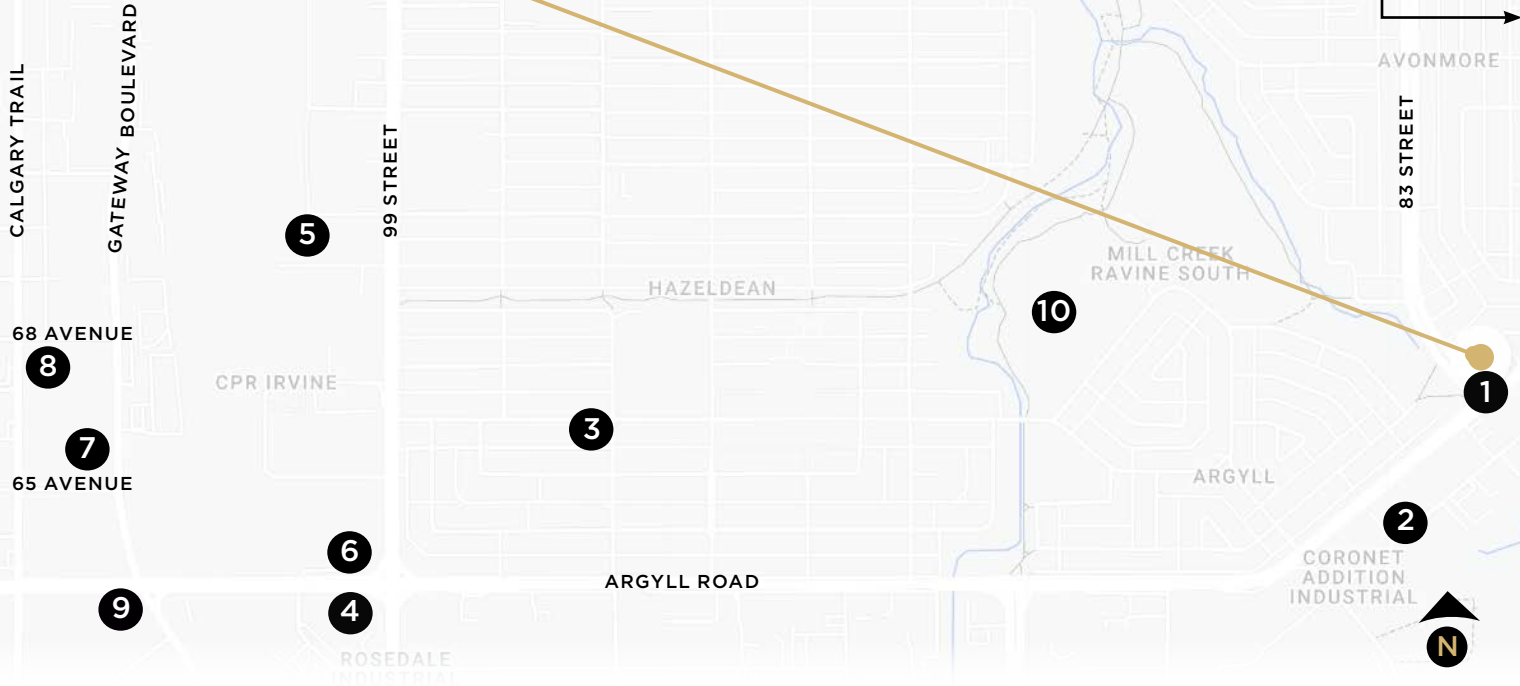
BASED ON AVAILABILITY
AT MARKET RENT



SITE PLAN



FOR LEASE | PRIME LEASING OPPORTUNITY IN ARGYLL CENTRE



DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2025)

146,430



5-YEAR GROWTH
FORECAST
(5 KM | 2025)

2.6%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2025)

\$96,523



TRAFFIC COUNTS
81 STREET & ARGYLL ROAD
(2018)

21,500



DRIVE TIMES

Sherwood Park Fwy	3 Minutes
Whitemud Drive	10 Minutes
Downtown Edmonton	15 Minutes
Yellowhead Trail	20 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|-----------------------|---------------------|
| 1. McDonald's | 6. Sentinel Storage |
| 2. Tim Hortons | 7. Staples |
| 3. Time Out Pub | 8. Home Depot |
| 4. Argyll Plaza Hotel | 9. Hobby Wholesale |
| 5. Wholesale Club | 10. Argyll Park |

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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