

FOR LEASE

PALISADES SHOPPING CENTRE

12803 - 140 AVENUE NW, EDMONTON, AB



12800 - 137 AVENUE
2,826 SF AVAILABLE

12724 - 137 AVENUE
2,259 SF AVAILABLE

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CUSHMAN & WAKEFIELD
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2 BAYS AVAILABLE IMMEDIATELY

FOR LEASE PALISADES SHOPPING CENTRE

PROPERTY DETAILS

Municipal Address:

12803 - 140 Avenue NW,
Edmonton, AB

Legal Description:

Plan 0523197 Blk 1 Lot B

Zoning:

CG - General Commercial

Building Size:

12800 - 137 Avenue - 2,826 SF
12724 - 137 Avenue - 2,259 SF

Parking:

Ample parking

Availability:

Immediately

Operating Costs:

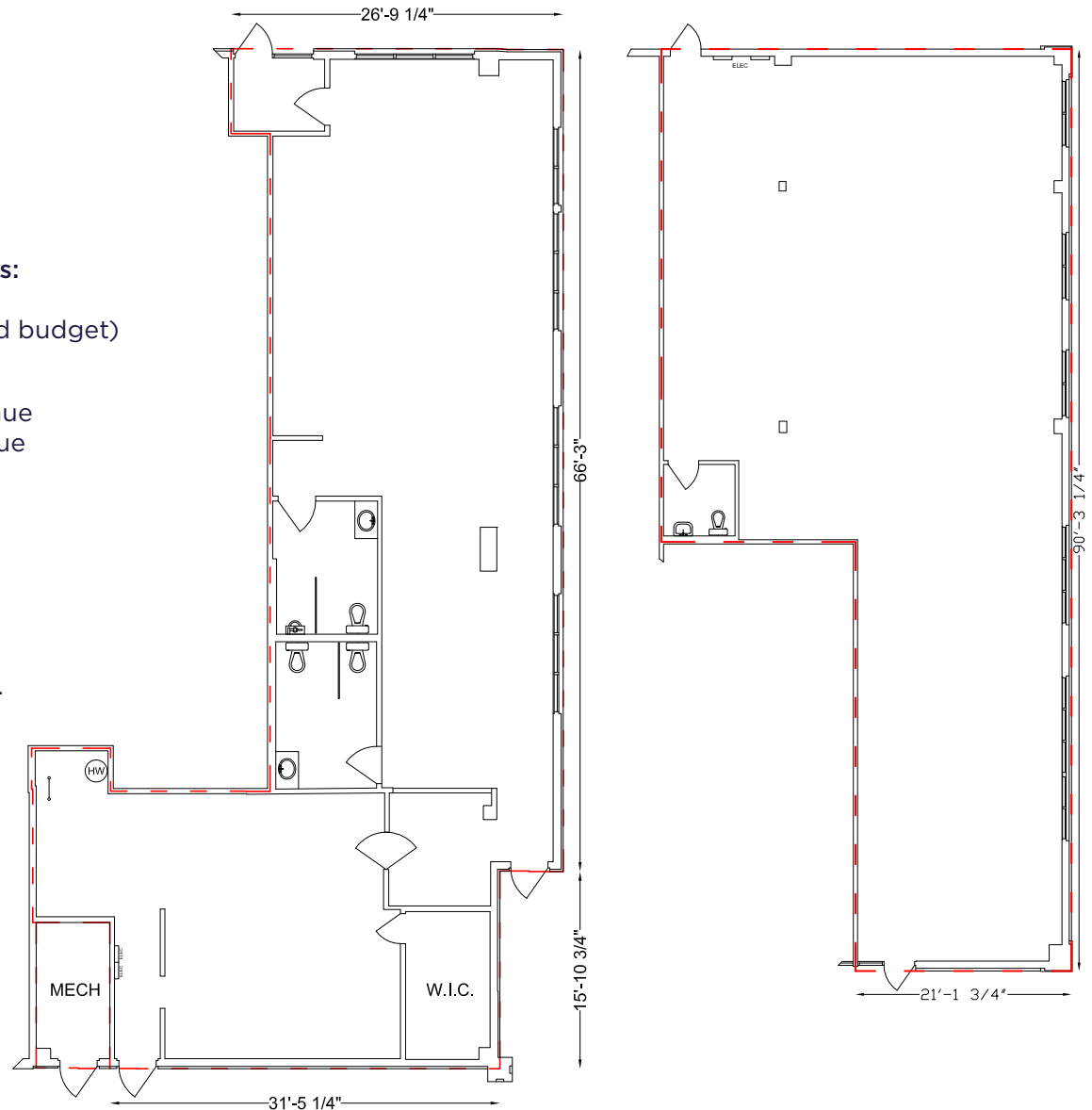
\$17.16 /SF
(2026 estimated budget)

Suite Number:

12800-137 Avenue
12724-137 Avenue

PROPERTY HIGHLIGHTS

- Shadow anchored shopping centre with 2 availabilities.
- Join: CIBC, Safeway Liquor, Alberta Precision Laboratories, Signature Orthodontics, Chopped Leaf, Palisades Childcare and others.
- Zoning: CG - General Commercial - allowing a large variety of uses
- Vacancies are available immediately.
- Pylon signage available.
- Ideal for: Optical, veterinary, pet stores, fitness, restaurants, beauty supplies, professional uses, cannabis, etc.



FOR LEASE PALISADES SHOPPING CENTRE

PROPERTY PHOTOS



DEMOGRAPHICS



12,582
POPULATION
Within 1 KM

70,786
POPULATION
Within 3 KM

164,248
POPULATION
Within 5 KM



\$117,042
AVG. INCOME
Within 1 KM

\$119,991
AVG. INCOME
Within 3 KM

\$115,828
AVG. INCOME
Within 5 KM



4,437
HOUSEHOLDS
Within 1 KM

24,181
HOUSEHOLDS
Within 3 KM

58,590
HOUSEHOLDS
Within 5 KM

KEEP IN TOUCH

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