

10550 MAYFIELD ROAD

Edmonton, AB

± 25,619 SF FOR LEASE

# SHOWCASE

MEDICAL RETAIL DISTRIBUTION

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- 17,406 SF main floor and 8,213 SF second floor currently built out as a medical supply and distribution facility
- Flexible zoning allows for a wide range of business uses, including showcase retail, medical and industrial uses
- High exposure along Mayfield Road with multiple all directional access points
- Ample parking on-site with convenient access to front-facing loading

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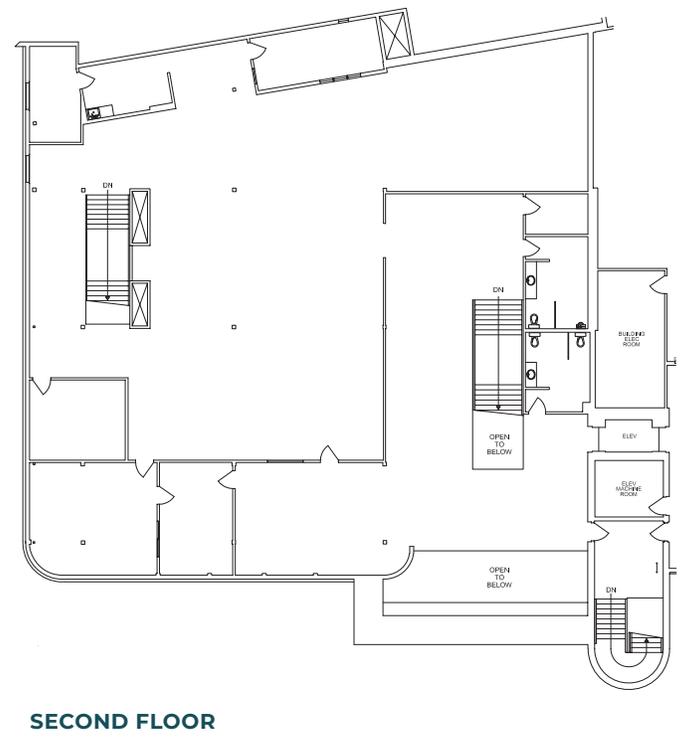
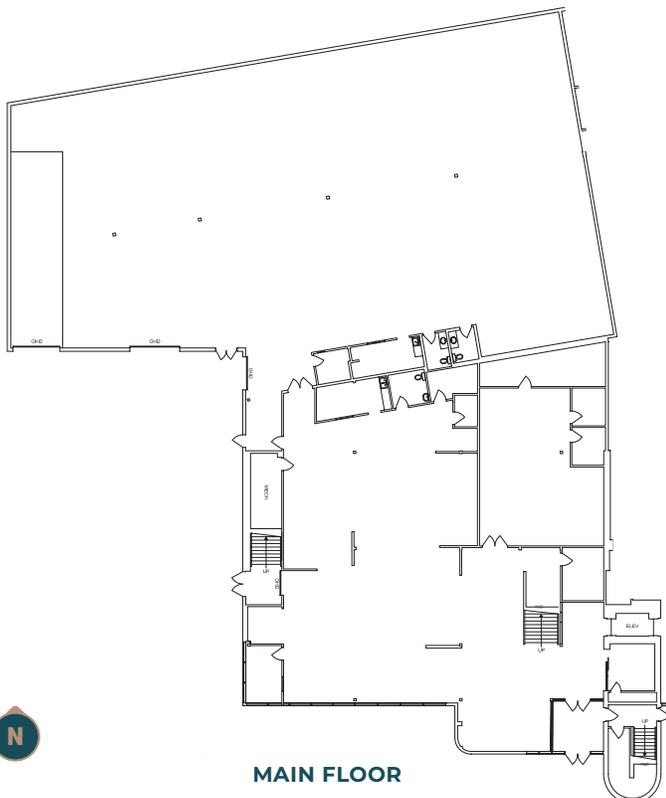
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# PROPERTY FEATURES

Vacancy	17,406 Main Floor
	8,213 Second Floor
	±25,619 SF Total
Available	Fall 2026
Municipal	10550 Mayfield Road, Edmonton, AB T5P 4X4
Legal	Plan 0425119 Block 2 Lot 20E
Zoning	<a href="#">Business Commercial (CB)</a>
Basic Rent	Negotiable
Additional Rent	\$4.21 PSF (2026)
Utilities	Separately metered
Parking	Surface stalls

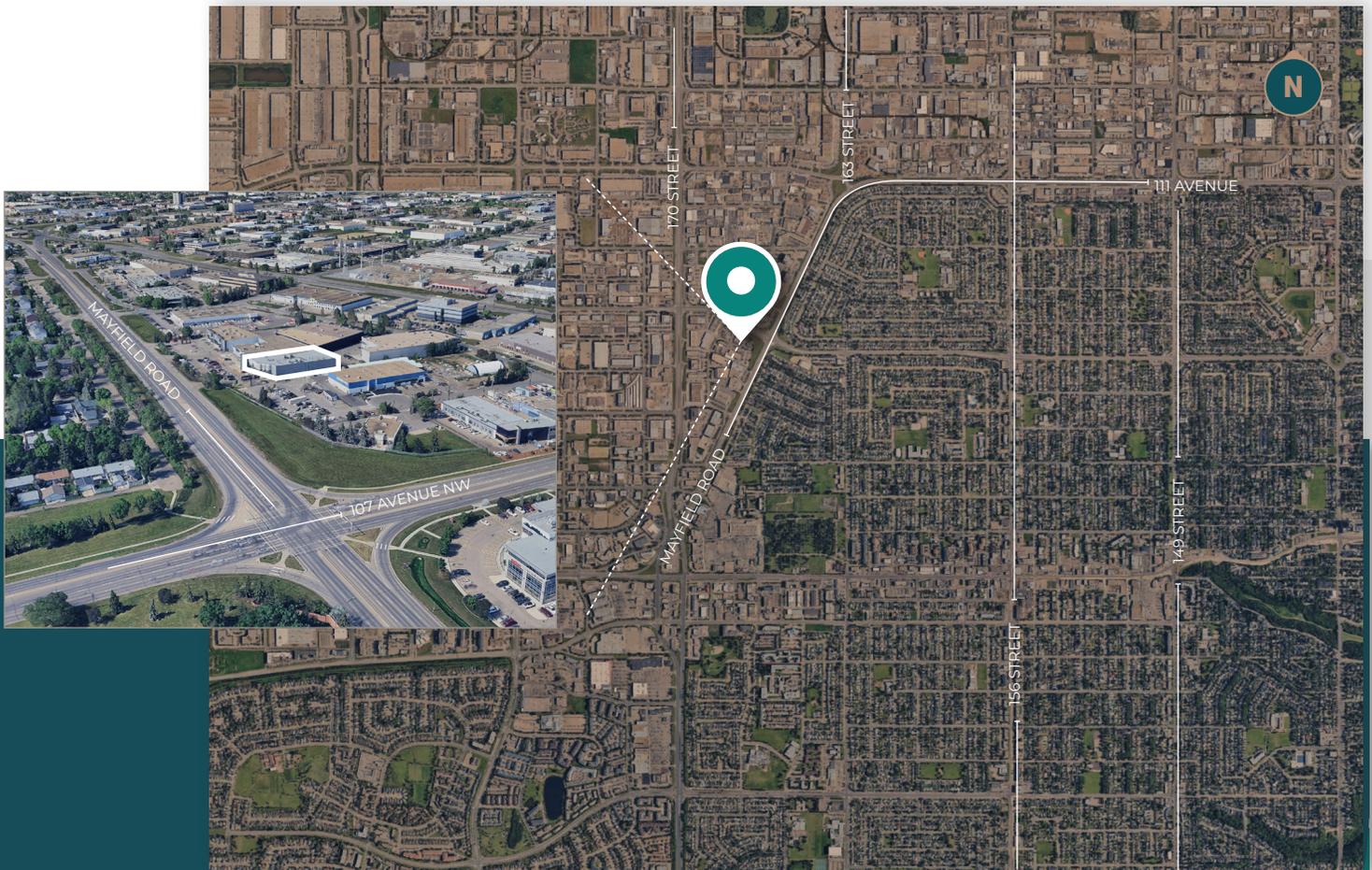


# SITE PLAN



# THE OPPORTUNITY

Located right off Mayfield Road in Edmonton's West Industrial zone, this property offers frontage exposure to over 30,810 vehicles per day. Currently built out as a medical supply showroom and retail facility with an open floor plan, the space is easily adaptable to a wide variety of uses. Positioned at the end of the industrial park where it meets the dense residential node to the east, the property benefits from both industrial traffic and access to local residents. Don't miss this rare chance to secure a high-visibility, versatile property with prime Mayfield Road exposure!



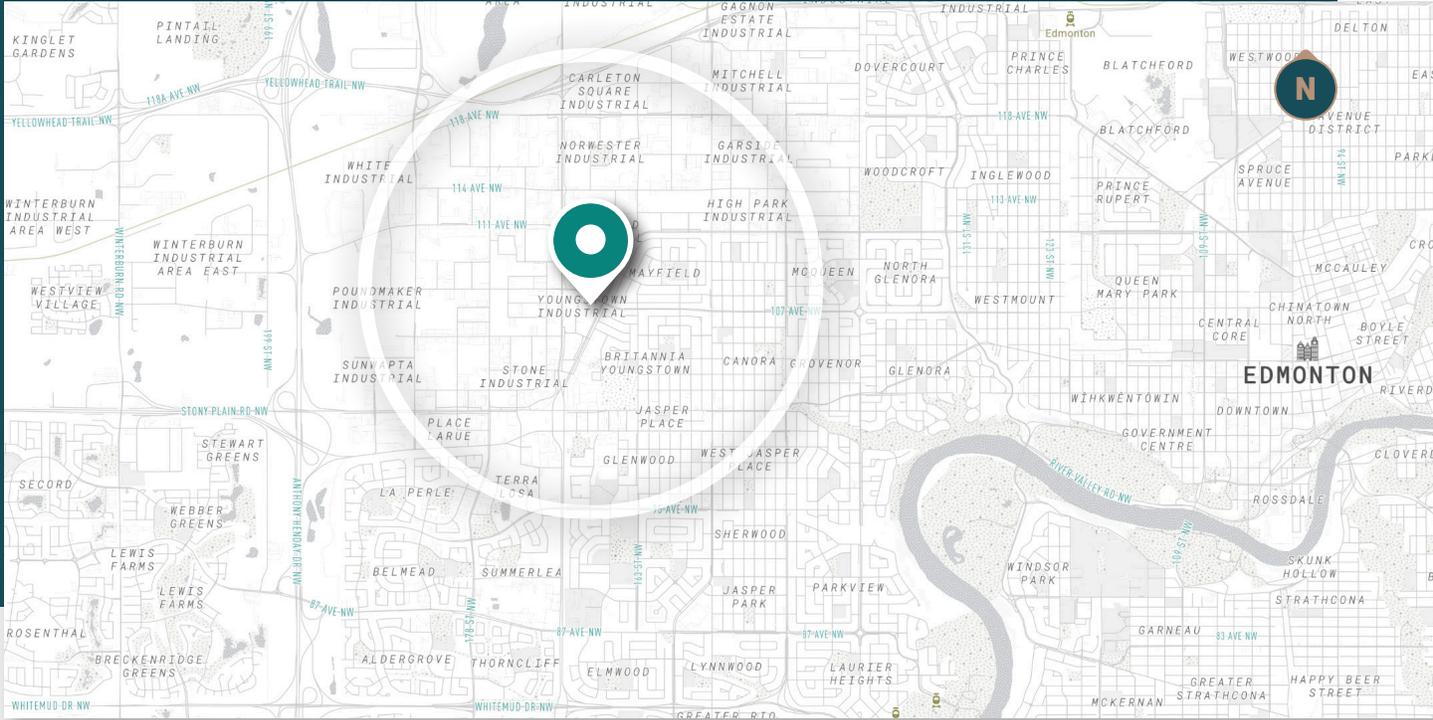
HIGH  
EXPOSURE



EASY ACCESS



FORMER  
MEDICAL RETAIL



- + 30,810 VPD ON MAYFIELD ROAD**
- + 21,934 VPD ON 107 AVENUE**

## AREA DEMOGRAPHICS

2 KM RADIUS

**38,054**

**DAYTIME POPULATION**

16,207 residents  
 3.6% growth (2018-2025)  
 5.1 % projected growth (2025-2030)

**28.7%**

**20-39 YRS**

0-19 yrs = 17.3%  
 40-59 yrs = 25.9%  
 60+ yrs = 28.1%

**\$84,539**

**AVERAGE HOUSEHOLD INCOME**

25.5% earn \$60-100,000  
 28.6% earn \$100,000+

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