

BRAND-NEW MIXED-USE RETAIL

RETAIL FOR LEASE



BELGRAVIA HEIGHTS

11414 76 Avenue, Edmonton, AB

- Brand new 878 SF corner retail opportunity with excellent street exposure
- Prime location in the highly sought-after Belgravia neighbourhood, just steps from the Belgravia/McKernan LRT Station and the University of Alberta
- Surrounded by an established residential community with an average household income of \$220,000
- Ideal for coffee shops, sandwich shops, boutique retail, etc.

ERIC SLATTER

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OMADA COMMERCIAL

1400 Connect Tower

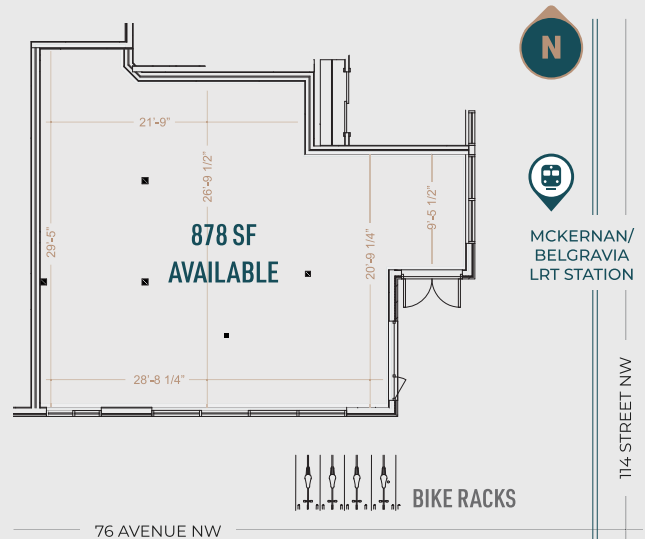
10020 101A Ave,

Edmonton, AB T5J 3G2

PROPERTY FEATURES

Vacancy	878 SF
Available	Autumn 2026
Municipal	11414 76 Avenue, Edmonton, AB
Legal	Plan 2321417 Blk 1 Lot 27
Neighbourhood	McKernan
Basic Rent	Contact for details
Op. Costs	\$16.00 PSF (2027 est.)
Utilities	Separately Metered

SITE PLAN



MARKET INSIGHT

Located in the heart of the vibrant Belgravia, these new residential development offers exceptional connectivity to all areas of the city through the LRT network. Just steps away from the University of Alberta campus, and nestled into this established community. Perfect for professional services, medical and dental offices, pharmacies, restaurants, and cafes.

39,174

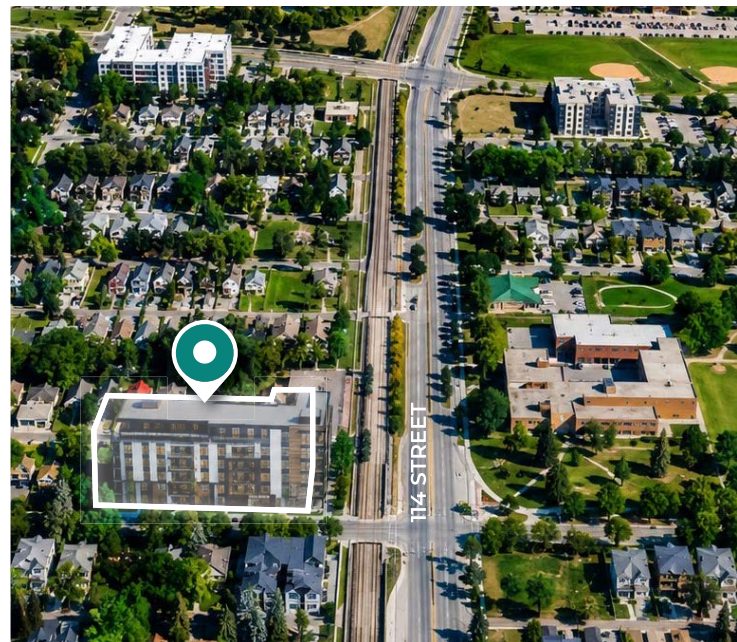
DAYTIME POPULATION
IN 2KM RADIUS

\$111,649

AVERAGE HOUSEHOLD INCOME
IN 2KM RADIUS

47.7%

20-39 YEARS
IN 2KM RADIUS



✓ RARE COMMERCIAL
OPPORTUNITY IN
BELGRAVIA

📄 POSSESSION
AVAILABLE IN
2026

📍 RESIDENTIAL
POPULATION BASE AND
LRT COMMUTER TRAFFIC

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