

\$0 - 4420 36 Avenue, Edmonton

MLS® #E4429646

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Minchau, Edmonton, AB

Opportunity to lease a fully built out retail/office bay located in the Mill Woods area. Situated within the Elite Center Aspenwood Plaza, this 1,139 sq.ft.± space is ideal for medical, dental, or other professional service providers. This unit is designed with four private offices, a reception area, two washrooms and a dedicated lunch room. Plumbing rough-ins are installed in each room, allowing for a seamless conversion. The Plaza features a diverse tenant mix, including a pharmacy, day care, bakery, hair salon and convenience store, providing steady foot traffic and community engagement. Pylon signage is also available for maximum visibility.

Built in 1988

Essential Information

| | |
|------------|----------|
| MLS® # | E4429646 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1988 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|---------|----------------|
| Address | 4420 36 Avenue |
| Area | Edmonton |



| | |
|-------------|----------|
| Subdivision | Minchau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3S1 |

Exterior

| | |
|--------------|-------|
| Exterior | Brick |
| Construction | Brick |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 70 |
| Zoning | Zone 29 |

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Listing information last updated on June 17th, 2025 at 5:32am MDT