# **\$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.



### **Essential Information**

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Bathrooms 0.00
Acres 0.00
Year Built 1988
Type Retail
Status Active

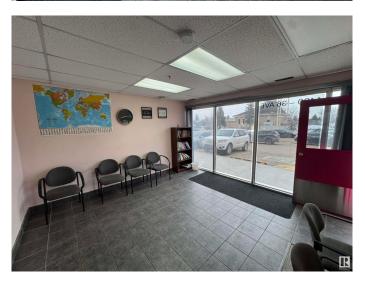
# **Community Information**

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 23

Zoning Zone 29

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Listing information last updated on May 1st, 2025 at 12:47pm MDT