

\$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	21
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 12:17pm MDT