

# \$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 | 13              |
| 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 21st, 2025 at 8:47pm MDT