

# \$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.

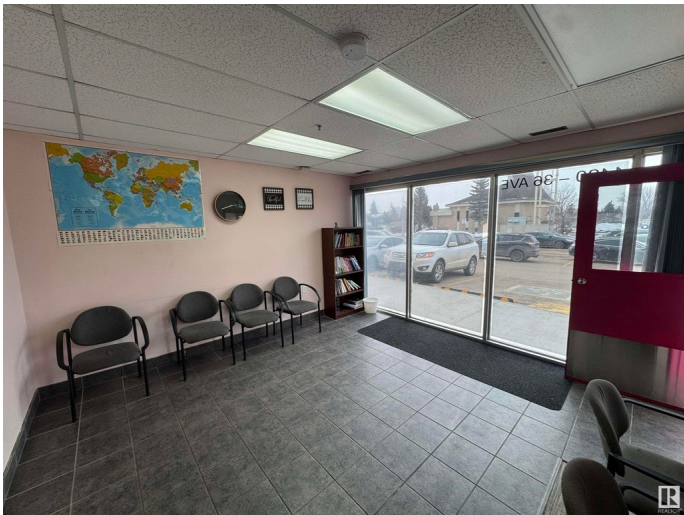
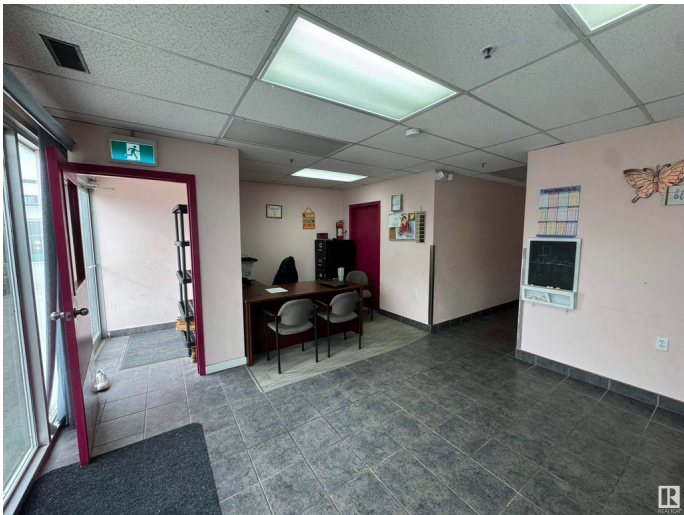
Built in 1988

## 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	69
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 June 16th, 2025 at 7:17pm MDT