

# FOR LEASE MCCONACHIE CROSSING

1440 MCCONACHIE BOULEVARD, EDMONTON, AB



TWO UNITS REMAINING: 990 SF AND 2,361 SF  
COMMERCIAL RETAIL SPACE AVAILABLE

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# OVERVIEW / MCCONACHIE CROSSING

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## OPPORTUNITY

New commercial retail development located in the fast growing neighbourhood of McConachie Crossing in Northeast Edmonton. McConachie Crossing enjoys great access and exposure from 66 Street and Anthony Henday Drive.

## HIGHLIGHTS

- 990 SF brand new commercial retail unit for lease
- 1,180 – 2,361 SF Restaurant with a potential patio space available for lease in Q4 2022
- Positioned along 66 Street just off of Anthony Henday Drive and located in one of Edmonton’s fastest growing communities
- McConachie Boulevard is a popular road servicing the area
- Join Petro Canada at this functional site and many local and national retailers entering the area to service the growing population
- Ample parking available

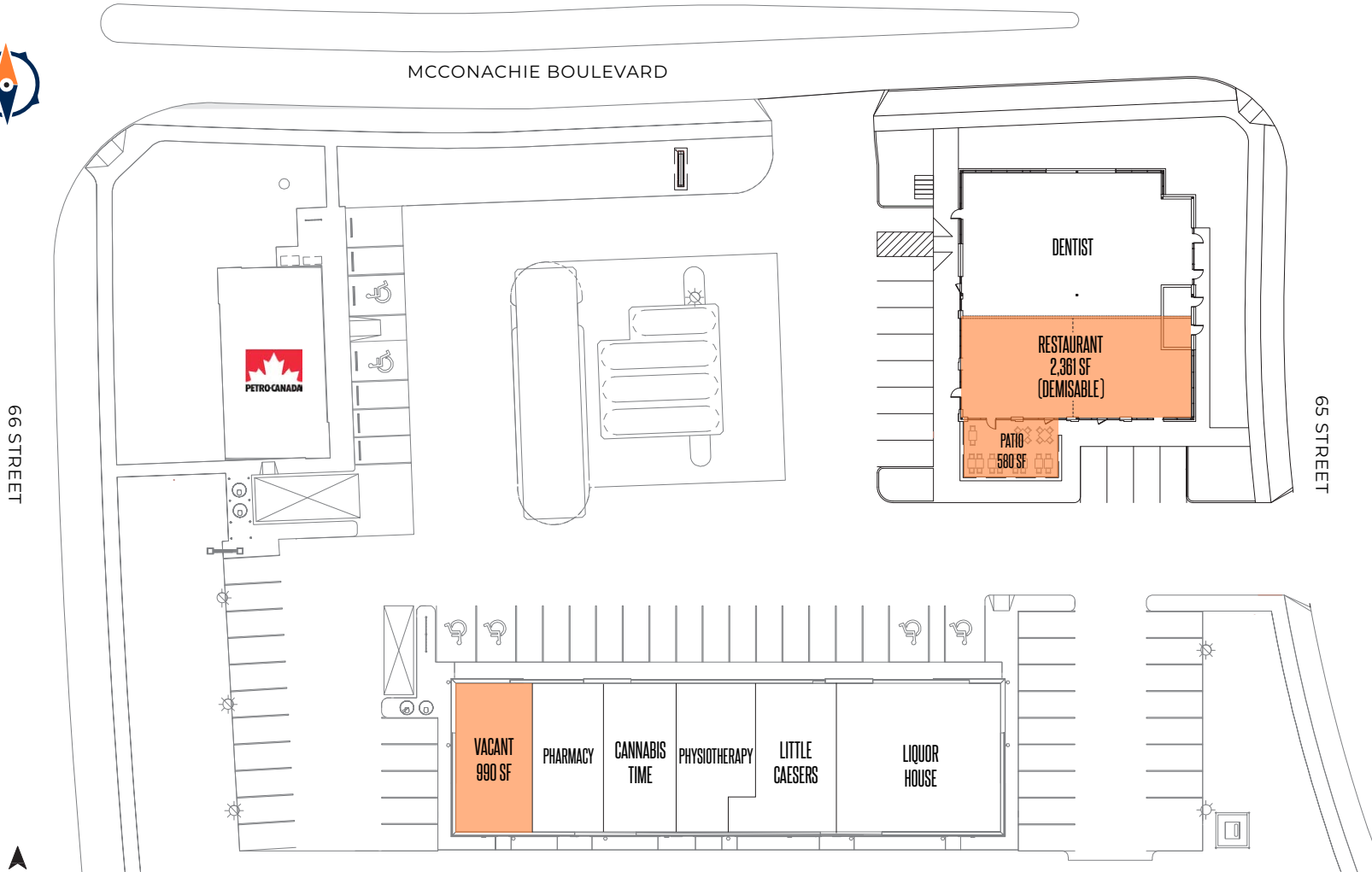
Municipal Address:	1440 McConachie Boulevard. Edmonton, AB	Possession:	990 SF - Immediately 2,361 SF - Q4 2022
Legal Description:	Lot 118, Block 24, Plan 1821486	Vacancy:	990 - 2,361 SF
Neighbourhood:	McConachie Crossing	Operating Costs:	\$15.00/SF
Zoning:	CB1 - Low Intensity Business Zone	Lease Rate:	Market



Available Q4 2022

# AREA + STATS / MCCONACHIE CROSSING


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McConachie Crossing’s newest commercial retail development is situated in Edmonton’s fast growing northeast, located just off of Anthony Henday Drive and near Manning Drive. The neighbourhood is ideally surrounded by both established and fast developing residential communities with high average household income and large residential growth predictions.

Londonderry Mall	7 minutes
Manning Town Centre	9 minutes
Clareview Town Centre	11 minutes





**15,261**  
vehicles  
per day




**EXPOSURE**  
66 Street and  
McConachie Blvd



**PARKING**  
ample on-site  
surface stalls




**TRANSIT**  
in close  
proximity



**\$114,200**  
average household  
income within 3 km



**40,243**  
daytime  
population



**MAIN FLOOR**  
high exposure  
retail space



FUTURE MULTIFAMILY  
DEVELOPMENT

MC CONACHIE BOULEVARD NW  
4,062 VPD

66 STREET NW  
15,261 VPD

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