2,140 sf
Unit 34

2,140 sf
Unit 48

RETAIL SPACE IN BLATCHFORD FOR LEASE

Airport Road Building
20 Airport Road NW, Edmonton

- Located within Blatchford – major urban redevelopment
- Established retail and hospitality node

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Aline Schoepp, ASSOCIATE
c: 780-910-6893
aschoepp@barclaystreet.com

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#not in my city

MAJOR URBAN REDEVELOPMENT

Located within Blatchford, the redevelopment of Edmonton's former City Centre Airport, the property is positioned within one of the city's largest ongoing urban redevelopment projects.

The master-planned community is being transformed into a walkable, mixed-use neighbourhood with new residential, commercial, retail, parks and public spaces.

ESTABLISHED RETAIL & HOSPITALITY NODE

The property is surrounded by an established concentration of major retailers, shopping, hotels, restaurants and services, with Kingsway Mall, grocery and other large-format retail destinations located nearby. Blatchford itself is also planned to include a town centre with shops, restaurants and other neighbourhood amenities.

GROWING RESIDENTIAL POPULATION

Blatchford is planned to accommodate up to 30,000 residents as the community reaches full build-out, creating a significant future population base immediately surrounding the property.

The development is actively progressing, with hundreds of homes completed or under construction and additional residential stages planned.

LEASE INFORMATION

MUNICIPAL ADDRESS::
20 Airport Rd NW, Edmonton

LEGAL:
Plan 6466MC; Blk 18B; Lot 6,7,8

ZONING:
BE - Business Employment Zone

AVAILABLE FOR LEASE:

- Unit 34: 2,140 sq. ft.
  - *Available immediately*
- Unit 48: 2,140 sq. ft.
  - *Available with 60-day notice*
  - *Entrance, boardroom, 3 offices, utility room, kitchen area, back storage bay with overhead loading door.*

LOADING:
1 (12'w x 12'h) drive-in per unit

ASKING RENT:
Market

OP COSTS:
$7.00 per sq. ft. (2026)

OTHER TENANTS IN THE BUILDING

Blatchford Day Care & OSC

Playden Kids Cafe

Aradia Fitness — strong · fit · confident

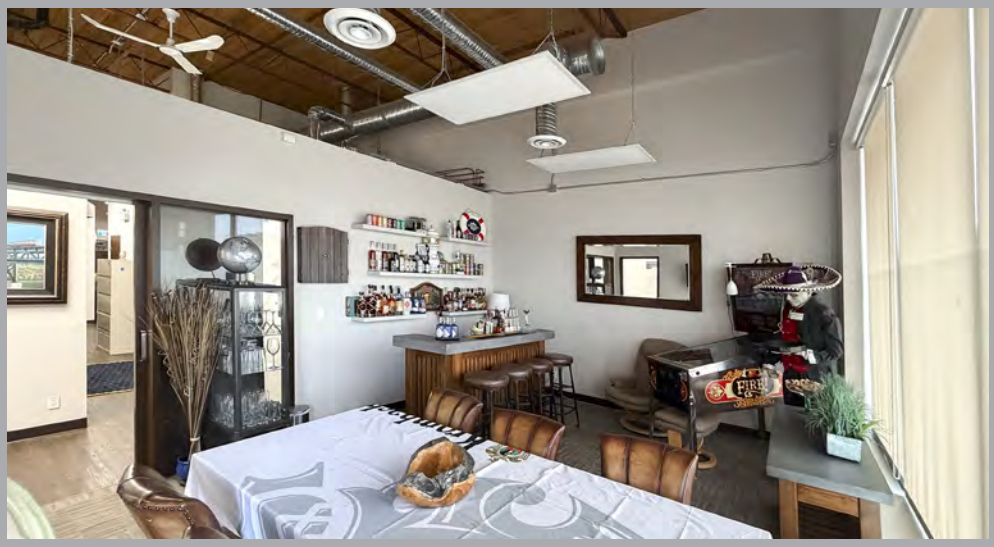
Ducey Avionics Ltd

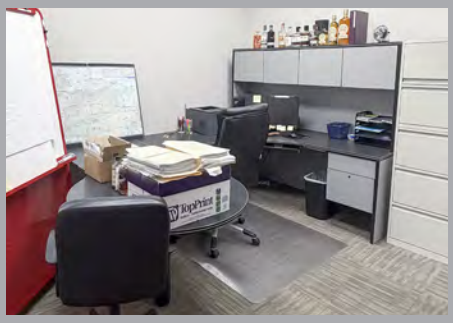
Avant Garde Motorsports

The Growlery Beer Company

Molson Coors

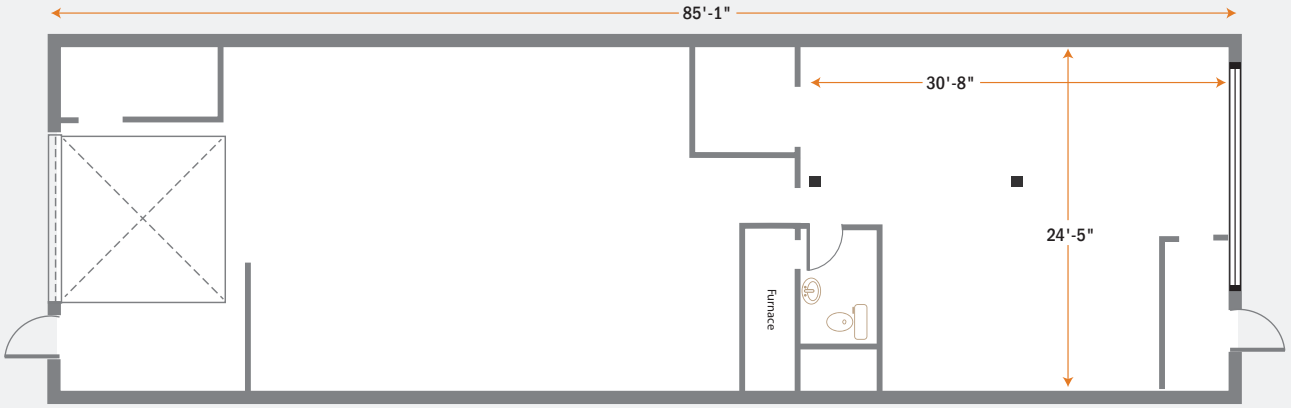
... and more!





UNIT 34

2,140 SQ.FT.



Not to scale. May not be exactly as shown. All dimensions for reference only.

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