

2,140 sf

Unit 34

2,140 sf

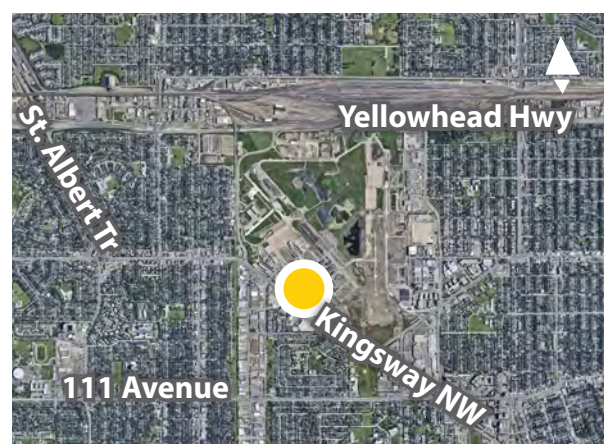
Unit 48



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



#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



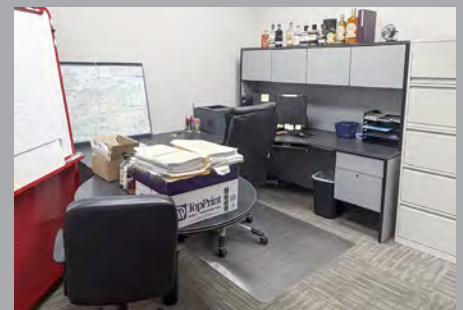
DUCEY
AVIONICS LTD

AVANT GARDE
MOTORSPORTS



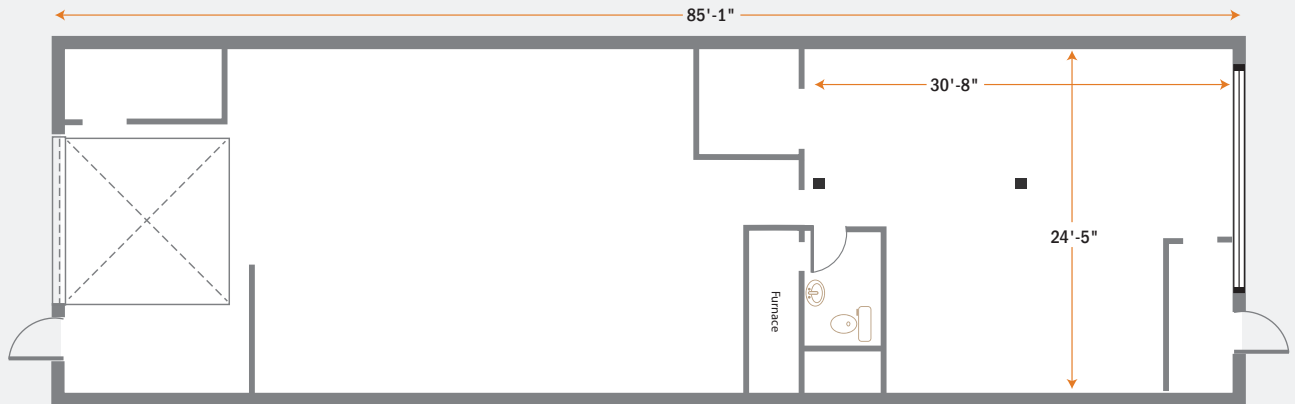
... and more!

UNIT 48
2,140 SQ.FT.





UNIT 34
2,140 SQ.FT.



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

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.