

FOR LEASE

12046 & 12050 Fort Road NW,
Edmonton, Alberta



MULTI-USE SPACE

REMAX Commercial Excel is pleased to present a versatile leasing opportunity in a highly accessible location along Edmonton's Fort Road corridor.

Located along Fort Road, this property offers excellent visibility and accessibility, with proximity to major arterial routes, public transit, and the LRT—ensuring convenient connectivity for both staff and clientele.

Tenants will benefit from gross lease rates that simplify budgeting and maintain stable rental costs, supported by a responsive and accommodating landlord who may offer rental incentives for qualified tenants. The property also features an on-site property manager dedicated to maintaining overall cleanliness and security, enhancing the professional image and space functionality.

This multi-unit building allows flexibility in use—tenants may lease individual units or combine multiple spaces to accommodate a variety of business operations. Ample free parking around the property for customers.

Neighbouring tenants include an art gallery, accountant, martial arts studio, community education centre, and vape shop. These tenants contribute to establishing a dynamic and diverse business environment.

DETAILS	
Legal Description	Lots 43, 44, 45, and 46, Block 4, Plan RN63
Zoning	CN - Neighbourhood Commercial
Power	3 Outdoor parking stalls with power.
Minimum Term	3 Years
Utilities	Included: Power, heat, water, drainage, waste removal





STREET
VIEW



MAP
VIEW

REMAX
COMMERCIAL
Excel

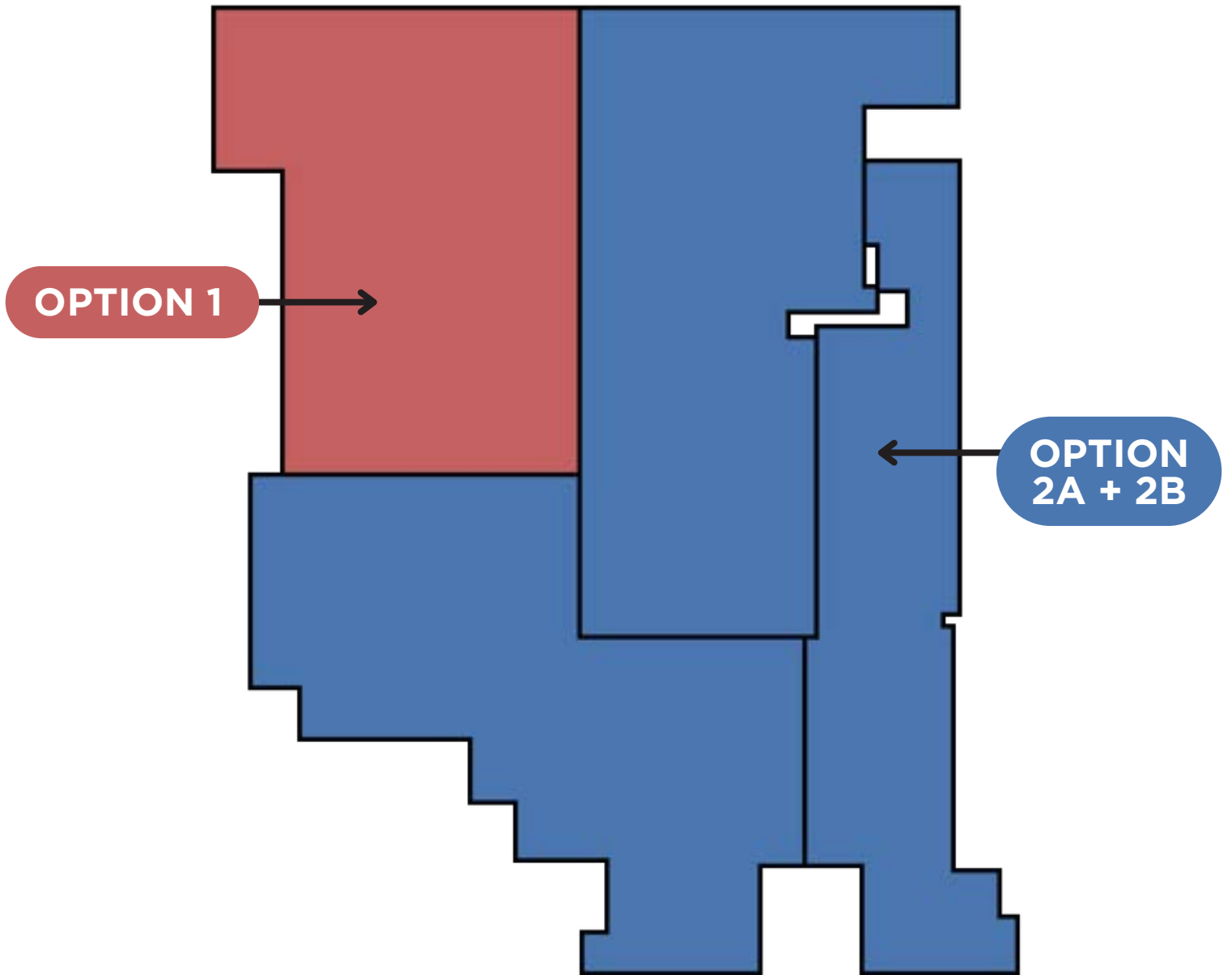
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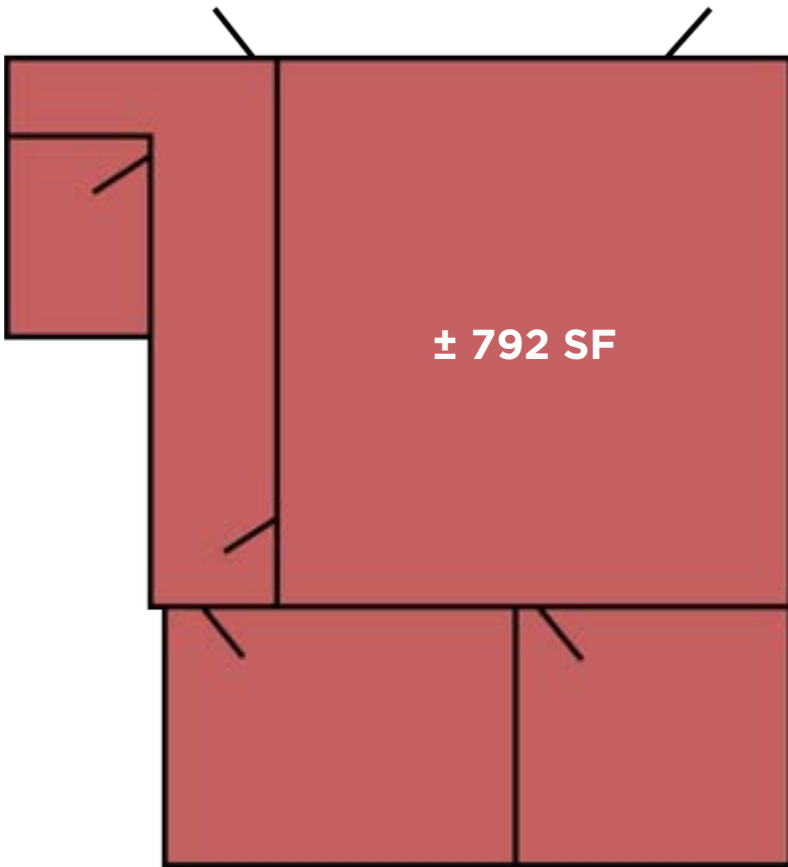
FLOORPLAN OPTIONS



OPTION 1

FLOORPLAN: OPTION 1

Address	12046 Fort Road NW
Subject Size	± 792 SF
Details	Built-out retail, fully furnished.
Lease Rate	\$2,500/month + GST



OPTION 2A + 2B

FLOORPLAN: OPTION 2A + 2B	
Address	12048/12050 Fort Road NW
Subject Size & Lease Rate	± 840 SF: \$2,500/month + GST ± 802 SF: \$2,000/month + GST ± 571 SF: \$1,800/month + GST Total: ± 2,213 SF: \$4,500/month + GST
Details	2 Double bay doors, suitable for installing a 10'x10' grade-loading door.



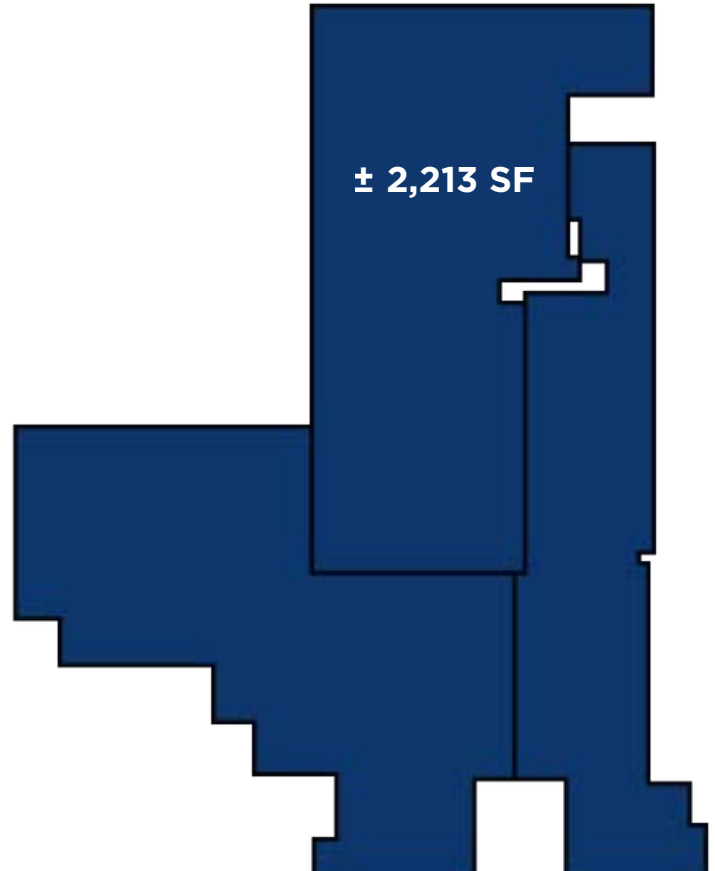
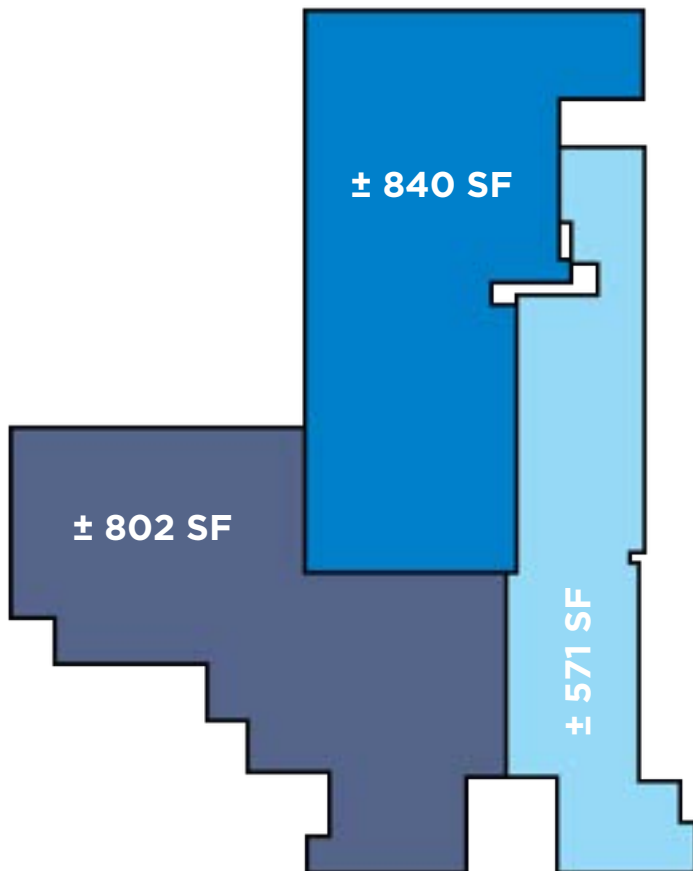
OPTION 2A

Select a section.

OR

OPTION 2B

Combine all sections.







Elmwood Park

82 STREET NW

2

121 AVENUE NW

3

1

FORT ROAD NW

Eastwood

WAYNE GRETZKY DR

LRT CAPITAL LINE

YELLOWHEAD HWY

66 STREET NW

4


118 AVENUE NW

LRT Coliseum Station

Montrose

Parkdale


5

- 1.  AHS EMS Fort Road Station #31
- 2.  Ideal MEDICAL CENTER
- 3.  Esso  CIRCLE K  PAPA JOHN'S
- 4.  FRESHCO  Scotiabank  CANADA POST
- 5.  SUBWAY  SHOPPERS DRUG MART  Edmonton EXPO Centre

CONTACT.

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