

FOR LEASE

RETAIL/COMMERICAL BAY

315 Woodvale Road West NW, Edmonton, AB



HIGHLIGHTS

- 1,200 sq ft ± retail space
- Located in the beautiful neighbourhood of Hillview
- Available immediately
- Perfect for a barbershop, salon or small business
- Situated next to the renowned Lee Garden Restaurant

CODY HUCHKOWSKI

Associate

C 778.985.7922

cody@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 315 Woodvale Road West NW, Edmonton, AB



Details & Financials

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | 315 Woodvale Road West NW, Edmonton, AB |
| LEGAL DESCRIPTION | Plan: 1025441; Unit: 1-15 |
| ZONING | CN - (Neighbourhood Commercial) |
| NEIGHBOURHOOD | Hillview |
| SPACE SIZE | 1,200 sq ft ± |
| PARKING | Ample surface parking |
| SIGNAGE | Facade and Pylon |
| LEASE RATE | \$26.00/sq ft |
| OP COSTS | \$15.00/sq ft |
| TERM | 3 - 10 years |
| POSSESSION | Immediate |

Join Neighbours Such As:

- Hillview Child Development Centre
- Studio C Dance Co.
- Al Farooq Mosque
- Lee Garden Cuisine
- Hillview Pub & Woodvale Pizza
- Reinette Cafe & Patisserie
- Hillview Mini Mart
- The Shamma Centre
- Multicultural Women's & Seniors Services Assn
- Hillview Family Dental
- Little Hands Learning Preschool
- Intercontinental Catering Service



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Property Location



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Cody Huchkowski, Associate



C 778.985.7922
cody@royalparkrealty.com

After spending 13 years honing his interpersonal skills in in-home sales in the Greater Vancouver area, Cody Huchkowski recently relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is a passionate and driven commercial real estate professional who shows up every day with energy, grit, and a commitment to constant growth. Nearly six months into his career, Cody has been all-in on sharpening his skills, building relationships, and pushing himself to deliver real value for his clients.

Whether you're an investor, business owner, or developer, Cody's here to help you seize opportunities and achieve your goals. He believes success in real estate isn't just about transactions — it's about trust, strategy, and teamwork. When his clients win, he wins. If you're looking for someone who's hardworking, approachable, and always ready to go the extra mile, connect with Cody and make things happen!



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