



Leasing Opportunity

Meadowbrook Centre

3819 34th Street North West, Edmonton, AB

2,399 sf

CAM* Available
\$11.80 Q4 2026

Tax*
\$11.54

Ideal Uses:
Medical, Medical Spa, Retail, Fitness

- Direct on-site access to public transit stops
- 4-minute drive to St. Kateri Catholic Elementary School (1.2km)
- 4-minute drive to Burnewood Community League Hall & Burnewood Outdoor Rink (1.4km)

Population (5km)
142,000

Household Income (5km)
\$111,000

Households (5km)
46,000

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*2026 Estimated Rates

