



FOR LEASE

\$1,800-\$4,500

MULTI-USE SPACE

12046 & 12050 Fort Road NW, Edmonton, Alberta

RE/MAX Excellence Commercial Division 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.



[View On Street](#)



[View On Maps](#)

RE/MAX
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TISH PROUSE
Commercial Real Estate Agent

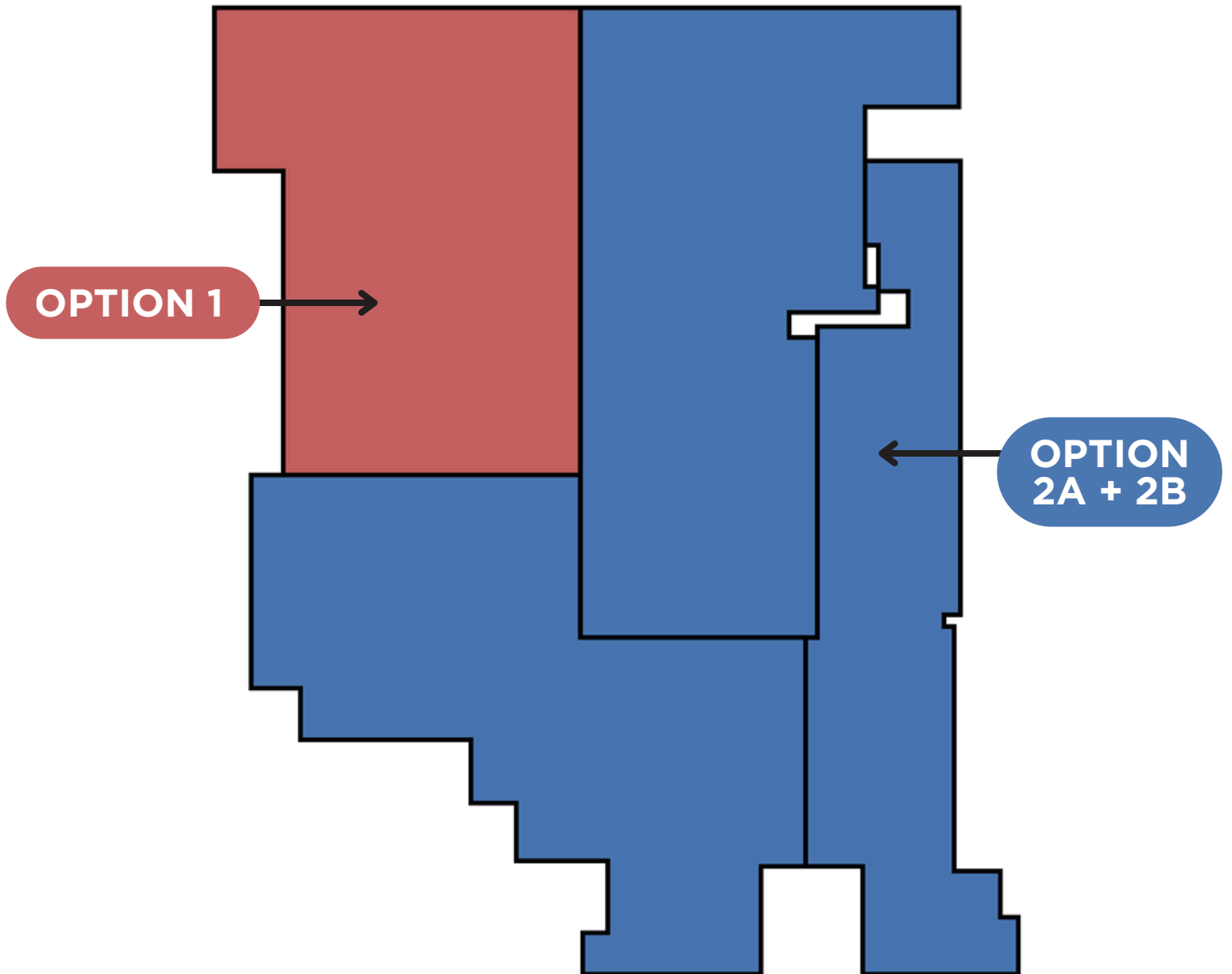
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LARISSA PROUSE
Commercial Real Estate Agent

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PROPERTY DETAILS

OPTIONS

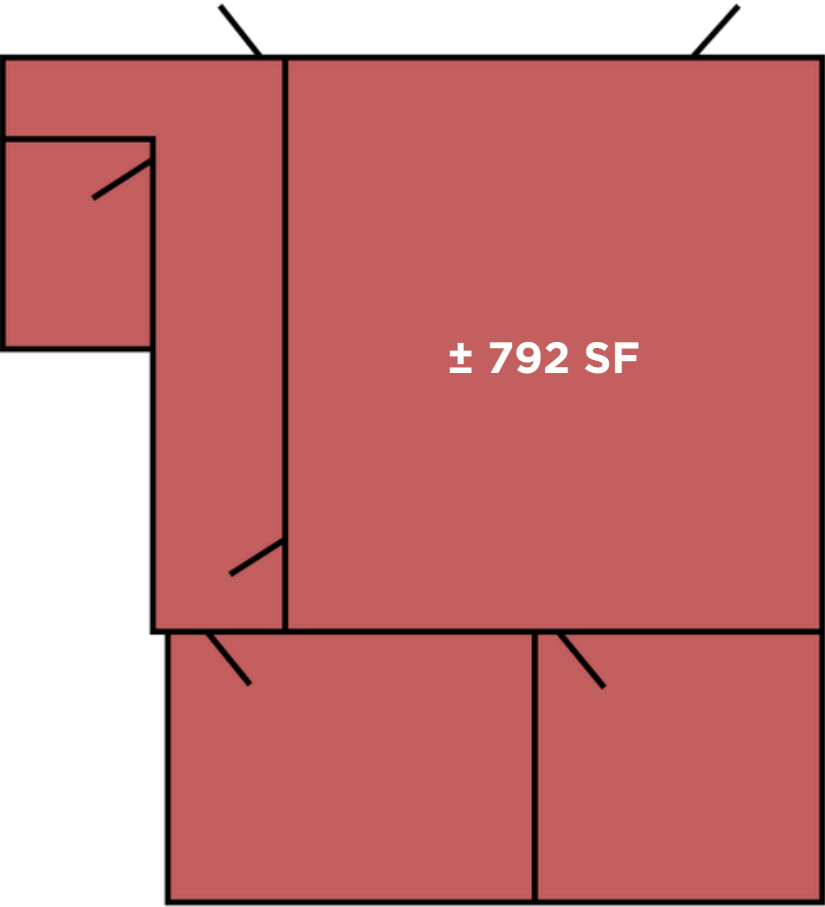


Address	12046 & 12050 Fort Road NW, Edmonton, Alberta	Parking	3 Outdoor parking stalls with power.
Legal Description	Lots 43, 44, 45, and 46, Block 4, Plan RN63	Minimum Term	3 Years
Zoning	CN - Neighbourhood Commercial	Utilities	Included: Power, heat, water, drainage, waste removal
Power	3 Phase, 408 Amp Service		

PROPERTY DETAILS

OPTION 1

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



PROPERTY DETAILS

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: $\pm 2,213$ SF: \$4,500/month + GST
Details	2 Double bay doors, suitable for installing a 10'x10' grade-loading door.



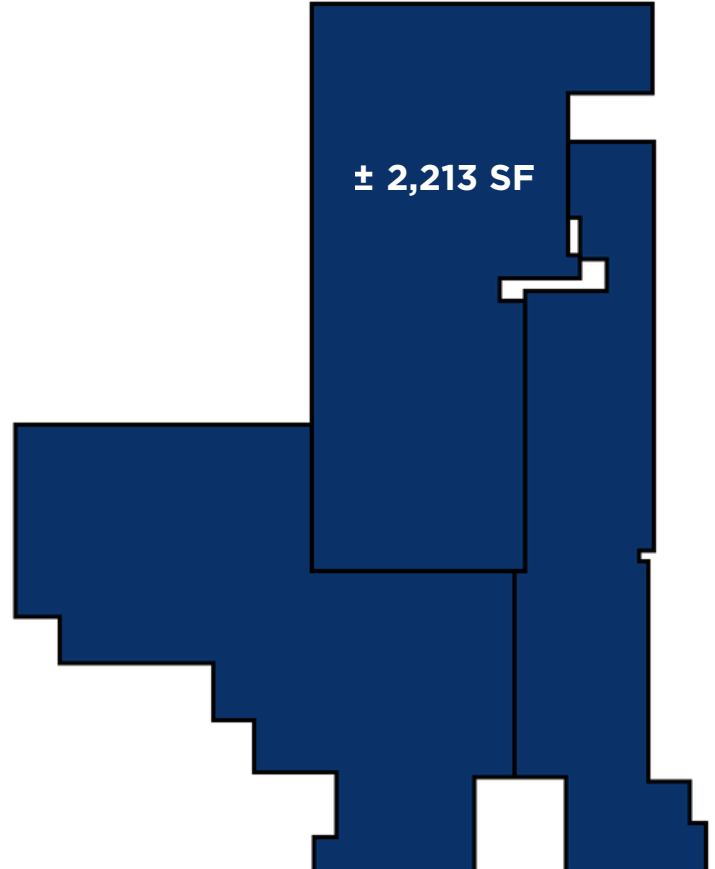
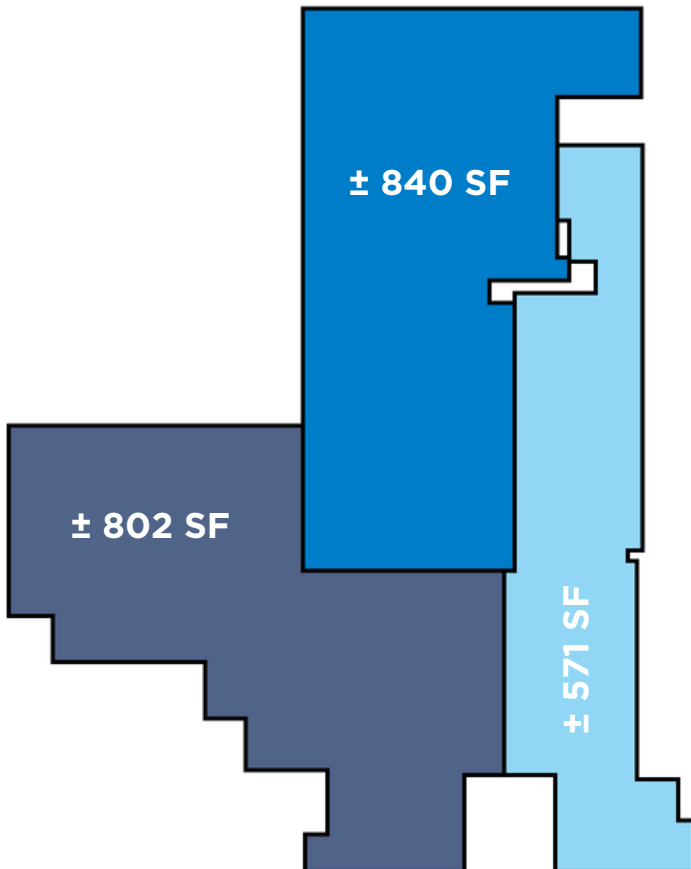
OPTION 2A

Select a section.

OR

OPTION 2B

Combine all sections.







CONTACT:

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- Emergency Medical Services
- Ideal Medical Center
- Esso Circle K PAPA JOHN'S
- FRESH CO Scotiabank CANADA POST SUBWAY SHOPPERS DRUG MART
- Edmonton EXPO Centre

