

## \$0 - 11 Ozerna Road, Edmonton

MLS® #E4424628

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Ozerna, Edmonton, AB

Retail CRU's for pre-lease in established Ozerna! Perfect for medical, pharma, restaurant, daycare, dentist, etc! Units starting at 1,166 SF. Total building size is 10,307 SF on .74 acres. Estimated possession is Q3 2026.

Built in 2025

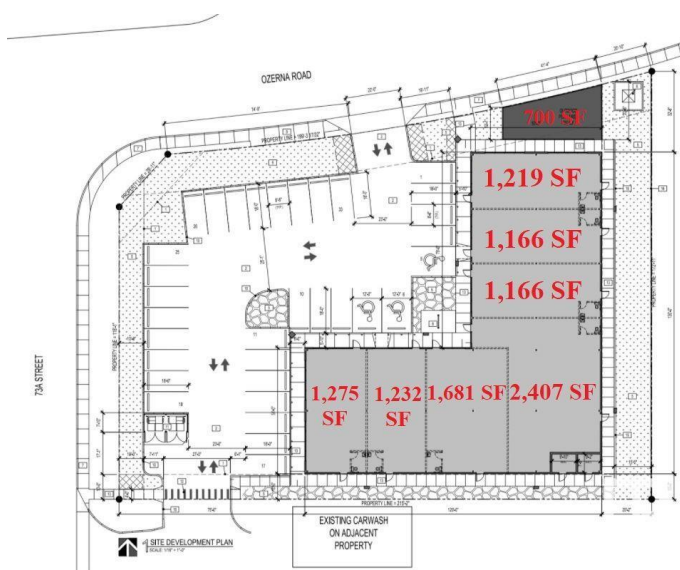
### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4424628 |
| Lease Rate | \$40     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2025     |
| Type       | Retail   |
| Status     | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11 Ozerna Road |
| Area        | Edmonton       |
| Subdivision | Ozerna         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Z 2X8        |

### Exterior



|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 223             |
| Zoning         | Zone 28         |

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Listing information last updated on October 16th, 2025 at 7:02am MDT