

# FOR SUB-LEASE

## CALGARY TRAIL RETAIL CONDO

2854 Calgary Trail NW, Edmonton, AB



### HIGHLIGHTS

- 1,953 sq ft (+/-) high exposure retail condo
- Busy commercial condo complex with good tenant mix
- Head lease available
- Join other retailers such as Snap Fitness, Simply Amish, Budget Blinds and more!
- Direct exposure to Calgary Trail & Gateway Blvd.

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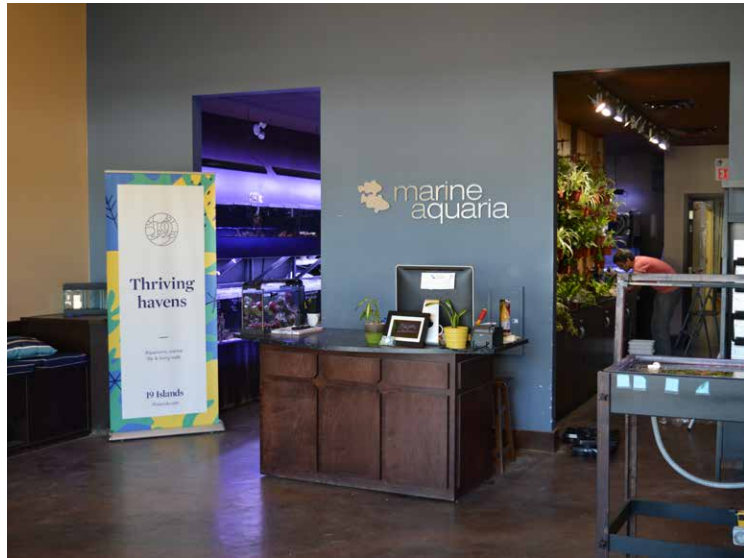
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## PROPERTY DETAILS

MUNICIPAL ADDRESS	2854 Calgary Trail NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 1025554; Unit: 14;
ZONING	CB2 (General Business)
TYPE OF SPACE	Retail
MAIN FLOOR	1,953 sq ft (+/-)
MEZZANINE	1,194 sq ft (+/-)
BUILT	1993 (complex renovated in 2016)
GRADE LOADING	1 - 8' x 10'
HVAC	Yes
PARKING	Scramble
SIGNAGE	Exterior & pylon
TERM REMAINING	August 31, 2023
POSSESSION	Negotiable



## FINANCIALS

LEASE RATE	\$15.00/sq ft (MAIN) \$7.50/sq ft (MEZZANINE)
OPERATING COSTS	\$12.00/sq ft (est.) (payable on main floor only)



## ADDITIONAL INFO

- Existing build out includes showroom, reception, open area, 1 washroom, storage room and shipping/recieving room
- Grade loading door
- 2nd floor office/storage mezzanine included

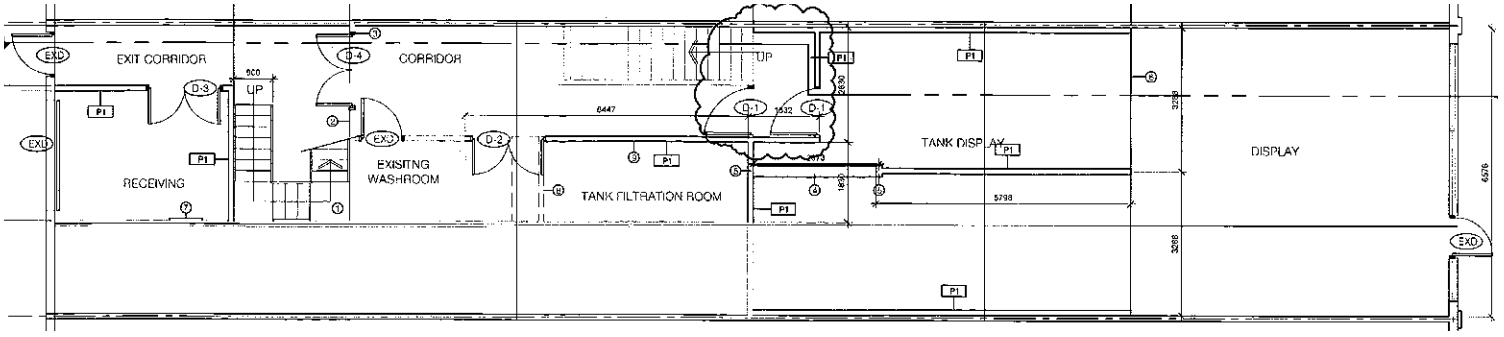


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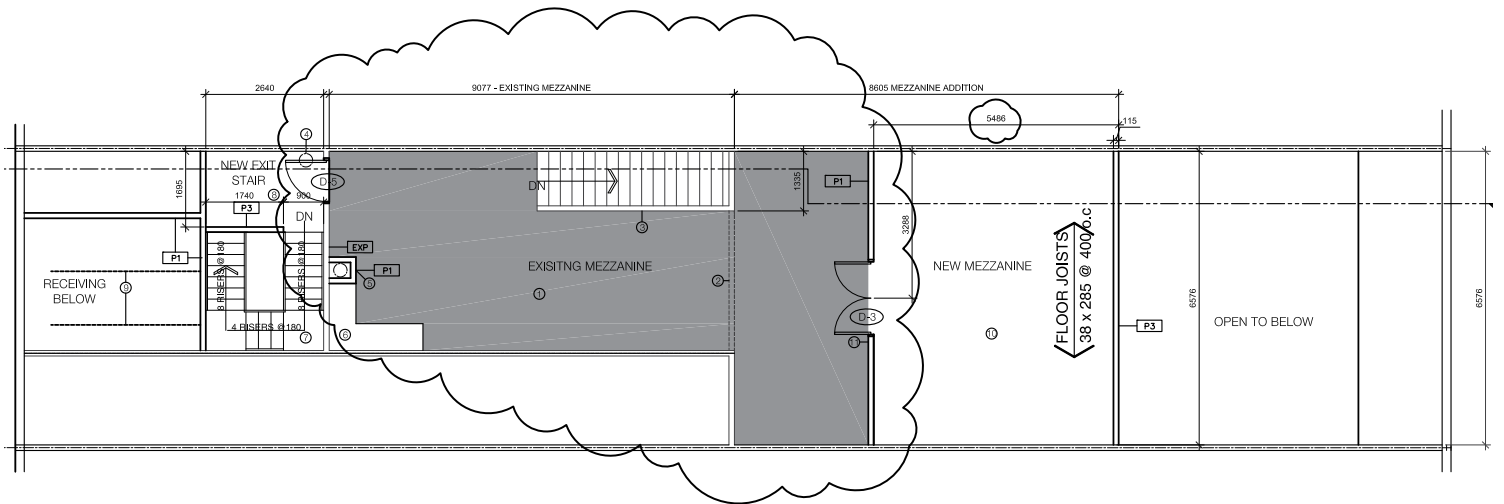
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# MAIN FLOOR PLAN



# 2ND FLOOR MEZZANINE



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# PROPERTY LOCATION



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