

FOR LEASE

CALGARY TRAIL RETAIL BAY

5462 Calgary Trail NW, Edmonton, AB



HIGHLIGHTS

- 1,269 sq ft (+/-) high exposure retail bay
- Currently built out as a retail clothing store
- High visibility location along Calgary Trail, seeing 34,600 vehicles per average weekday
- Join other retailers such as Eddie's Menswear, HollisWealth, Allstate Insurance, The Bothy, Iron Salon, Prestige Vision Centre, Bin 104 and Dr. Jason Harvey & Associates
- Excellent access to major thoroughfares including Gateway Boulevard and Whitemud Drive

CONTACTS

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

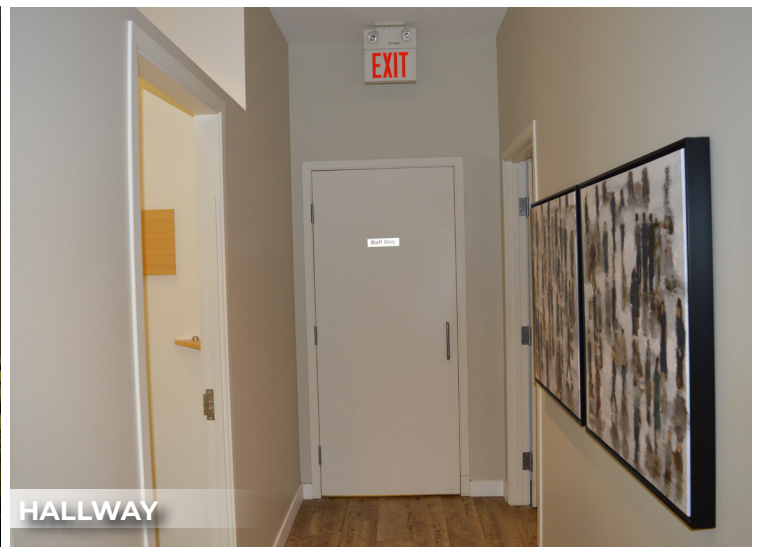
MUNICIPAL ADDRESS	5462 Calgary Trail NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 0826604; Unit: 9
ZONING	CB2 (General Business)
TYPE OF SPACE	Retail
SIZE	1,269 sq ft (+/-)
PARKING	Scramble
HVAC	Yes
POWER	225 Amp, 240 Volt, 3 phase

FINANCIALS

LEASE RATE	\$27.00/sq ft
OPERATING COSTS	\$10.13/sq ft (Estimate) (condo fees, property taxes)
POSSESSION	Immediate
TERM	3 - 5 years

ADDITIONAL INFO

- Move in ready
- Build out includes: open retail space, 2 change rooms, storage room and washroom



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PROPERTY LOCATION



Quality Based on **Results**, Not **Promises**.

Contact Us For More Information

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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 The offering may be withdrawn at any time without notice or cause.