FOR LEASE

CALGARY TRAIL RETAIL BAY

5470/5478 Calgary Trail NW, Edmonton, AB



HIGHLIGHTS

- · 2,450 sq ft (+/-) high exposure office/retail bay
- · Partially furnished space
- High visibility location along Calgary Trail, seeing 34,600 vehicles per average weekday
- Join other retailers such as Eddie's Menswear, HollisWealth, 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

SCOTT ENDRES

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

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS 5470/5478 Calgary Trail NW,

Edmonton, AB

LEGAL DESCRIPTION Condo Plan: 0826604;

Units: 12 and 13

ZONING CB2 (General Business)

TYPE OF SPACE Office/Retail

SIZE 2,450 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

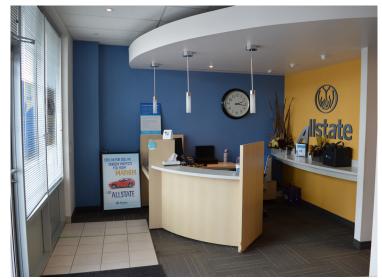
TERM 3 - 5 years

ADDITIONAL INFO

· Partially furnished and move in ready

· Build out includes: 4 offices, 2 washrooms

and kitchen plus bull pen area







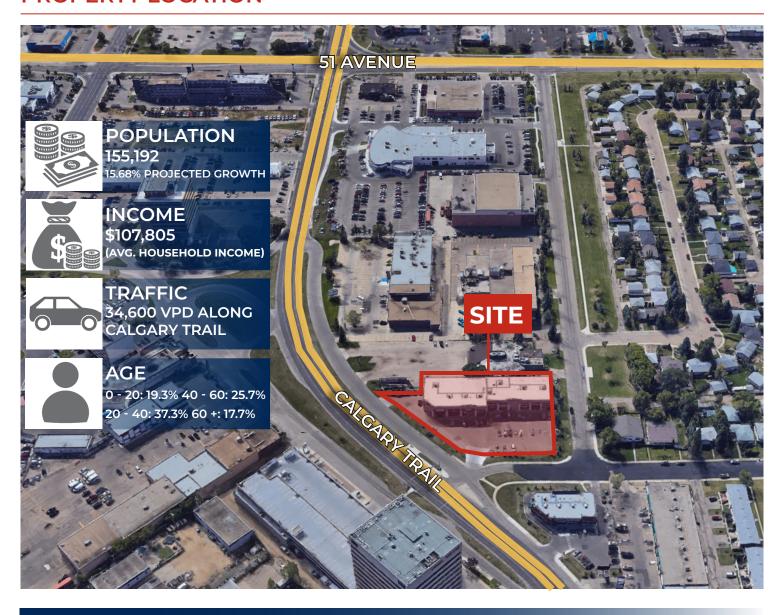




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PROPERTY LOCATION



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

Contact Us For More Information

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