

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

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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 | 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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