

FOR LEASE

RUNDLE CENTRE RETAIL SPACE

3333-118 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Join anchor tenants including Boston Pizza, KFC, and H&R Block
- 2,470 sq ft ± of prime retail space in a well-established shopping centre
- Located on a major transportation route with direct access to Anthony Henday and Yellowhead Trail
- High visibility with exposure to more than 20,000 vehicles per day
- Open concept layout including 2 washrooms, janitorial area, and office/stock space
- Lease the last remaining unit in Rundle Centre and join a thriving mix of restaurants, services, and retailers

LAST REMAINING UNIT!

TYLER WEIMAN, SIOR
Partner, Associate
C 780.995.0028
tyler@royalparkrealty.com

JOANNA LEWIS
Associate
D 780.423.7580
joanna@royalparkrealty.com

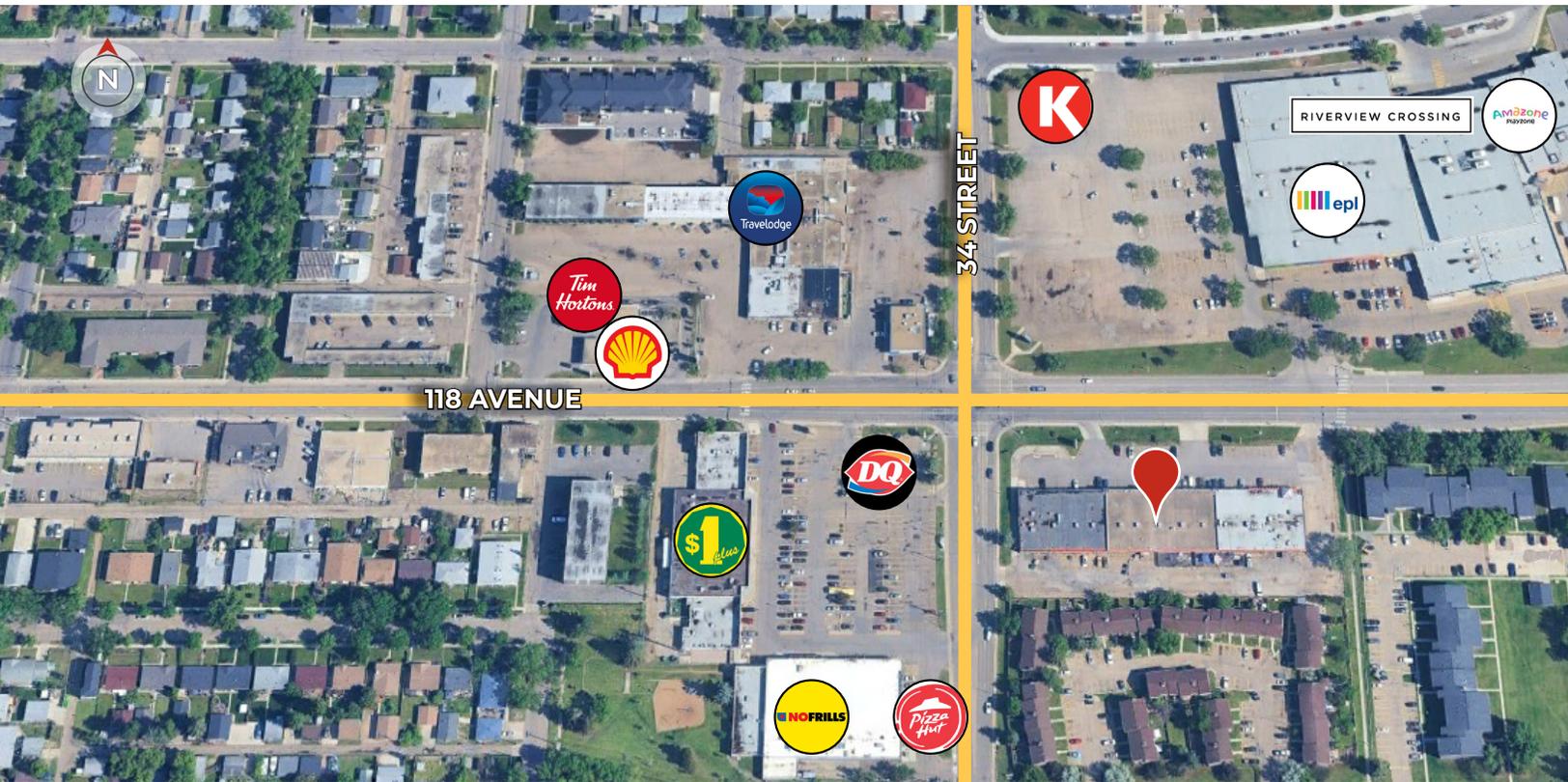


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Neighbourhood | 3333-118 Avenue NW, Edmonton, AB



Join Neighbours in the Area:

- No Frills
- Dairy Queen
- Dollarama
- Shell
- Tim Hortons
- Amazone Playzone
- Circle K
- Edmonton Public Library
- Shoppers Drug Mart
- Walmart
- Pizza Hut
- Travelodge
- Riverview Crossing Shopping Centre
- Ace Liquor

Property Details & Financials

MUNICIPAL ADDRESS	3333-118 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7722129; Block: 1; Lot: 7
TYPE OF SPACE	Retail
ZONING	Mixed Use (Mixed Use)
NEIGHBOURHOOD	Rundle Heights
SIZE	2,470 sq ft ± (Last Remaining Unit)
BUILDING SIZE	31,000 sq ft ±
PARKING	Scramble
SIGNAGE	Facade and Pylon
POWER	225 Amp, 120/240 Volt, 3 Phase
LEASE RATE	\$22.50/sq ft
OP COSTS	\$12.00/sq ft
PYLON SIGNAGE RATE	\$100.00/Panel/Month
TERM	5 - 10 years
POSSESSION	Negotiable



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



Demographics (within 5km)



Population

110,589



Number of Households

44,732



Median Age

39



Average Household Income

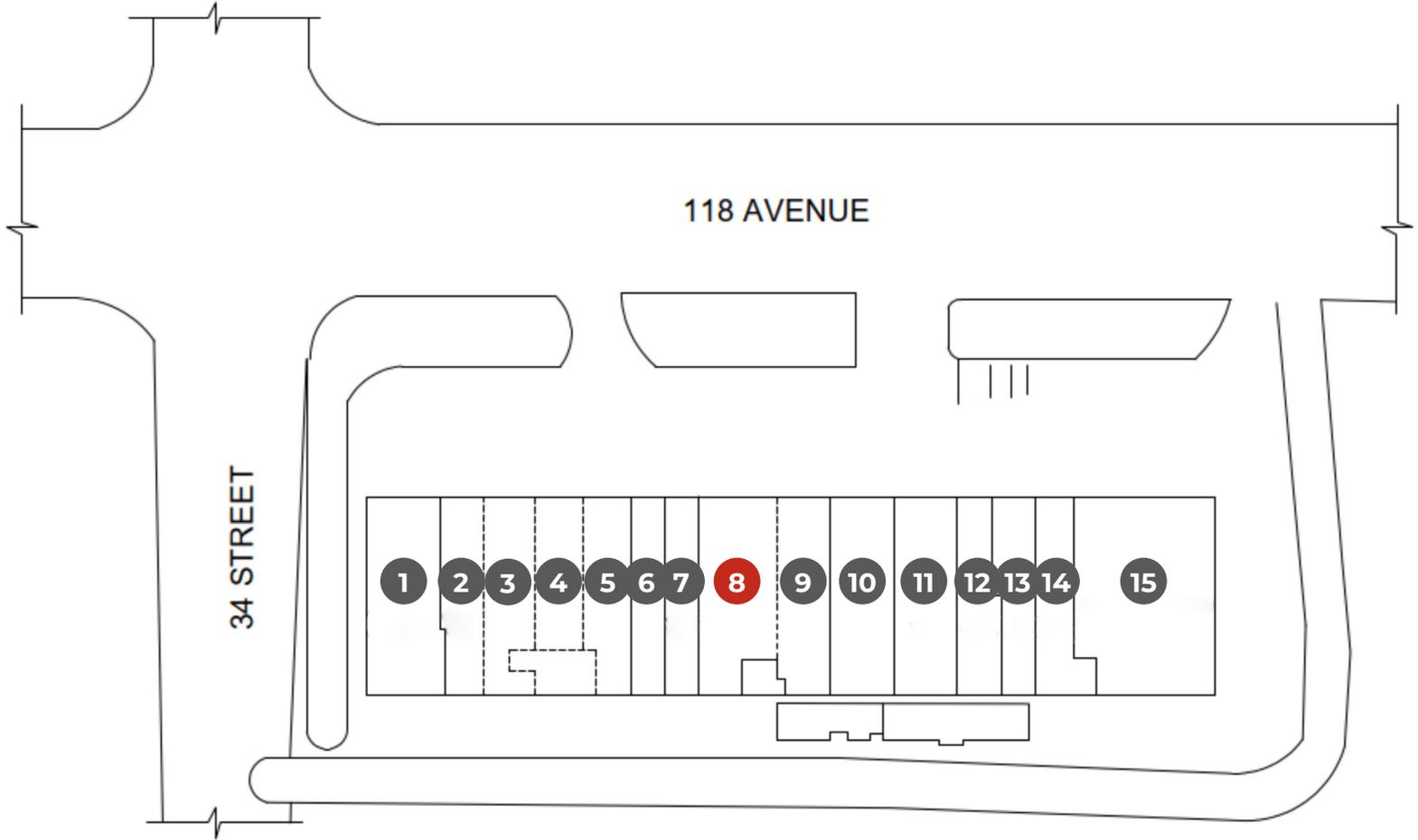
\$90,589



**ROYAL PARK
REALTY™**

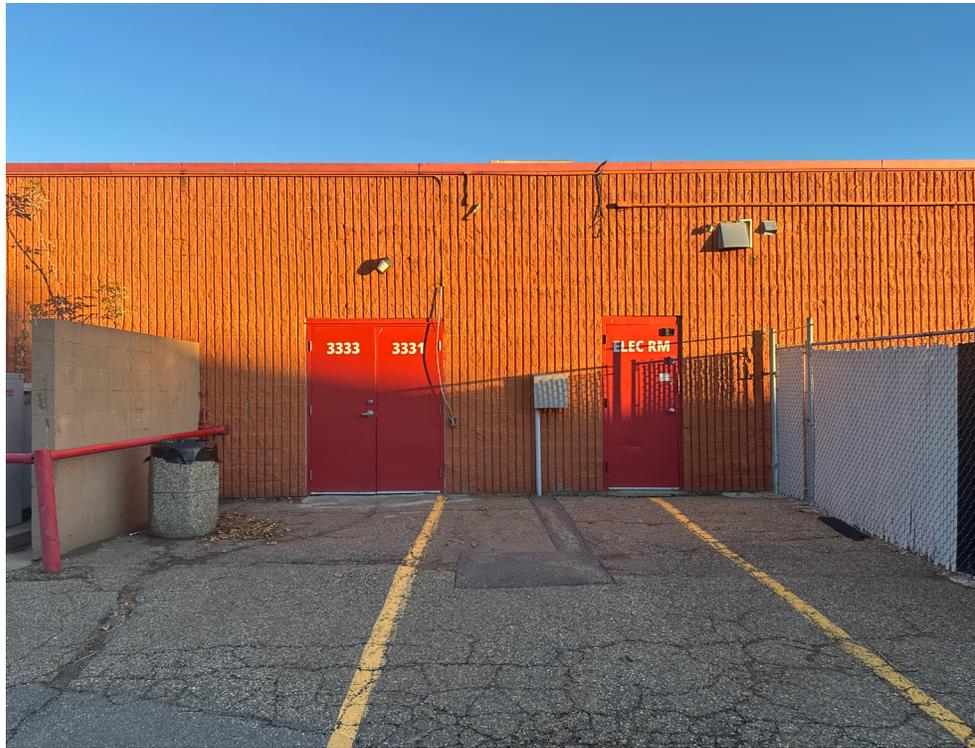
T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



Other Tenants:

1. KFC
2. Pharmacy
3. Grill & Wraps
4. S & N Meat
5. Unity Health
6. Marquis Hair Salon
7. EPS
8. 2,470 sq ft ±
9. Master Baker
10. H&R Block
11. Global Star Montessori Daycare
12. Beauty of Horn Africa
13. Edmonton Cannabis
14. Milk & Honey Food Store
15. Boston Pizza

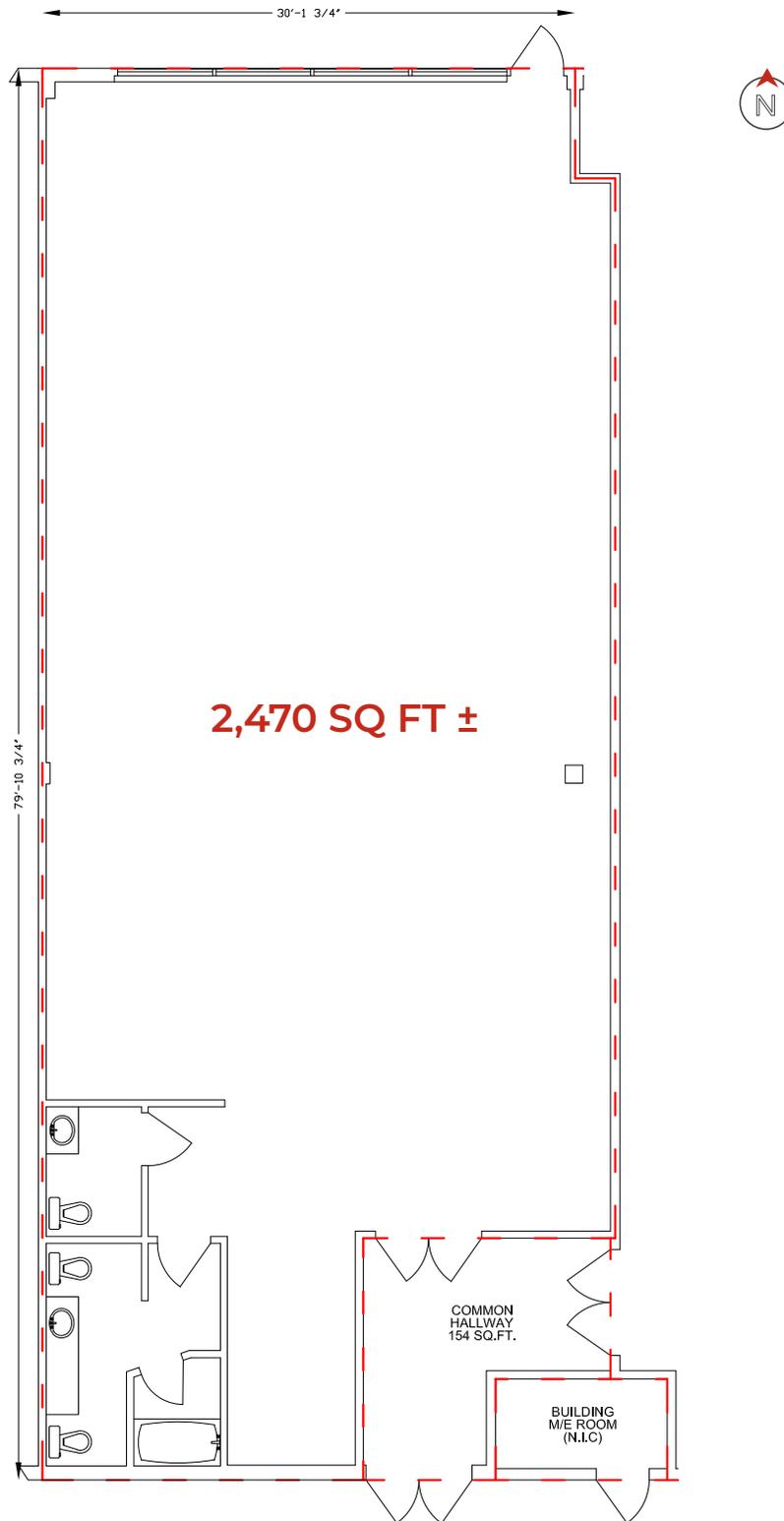


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Floor Plan | 3333-118 Avenue NW, Edmonton, AB



The above floorplan is not to scale and is for illustration purposes only

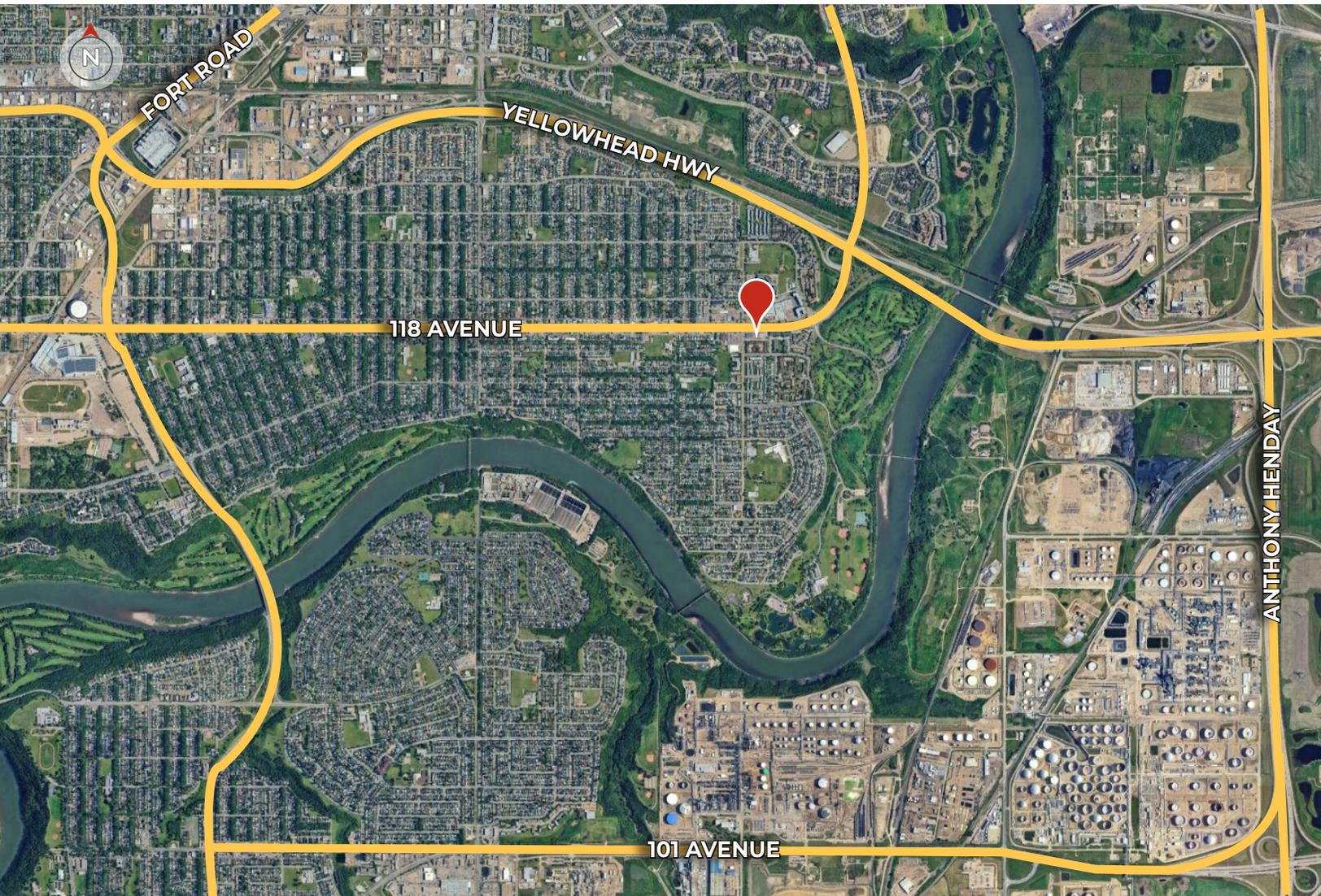


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | 3333-118 Avenue NW, Edmonton, AB



CONTACT OUR TEAM:



TYLER WEIMAN, SIOR

Partner, Associate

780.995.0028

tyler@royalparkrealty.com



JOANNA LEWIS

Associate

780.423.7580

joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com