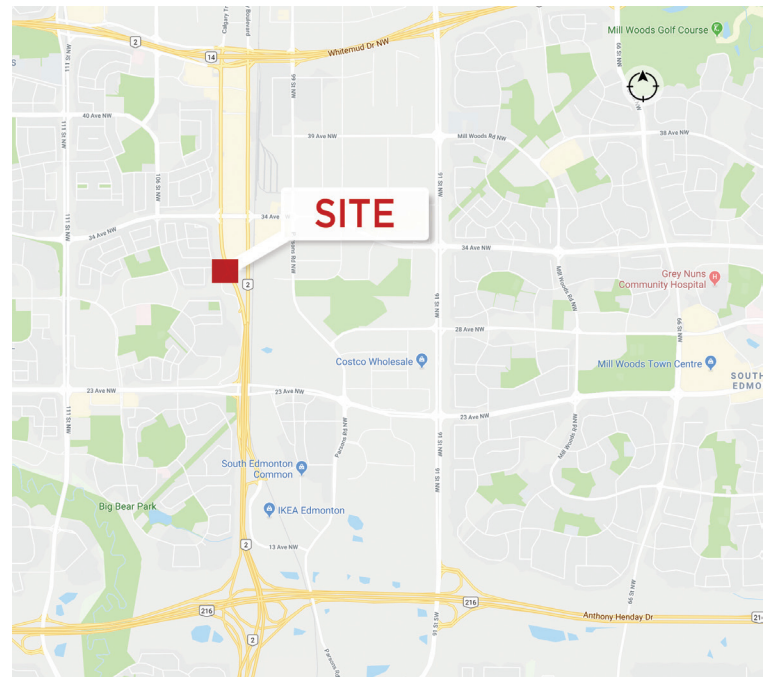




6,234 SF
Office/Medical/Retail Space Available

Property Highlights

- Strategically located on Calgary Trail South
- Traffic Flow - 40,000 vehicles per day
- Easy access
- Rental rate: Market
- Operating Costs: \$13.40 per SF (estimated for 2024)
- Building signage opportunities
- Other tenants include Great Expectations Daycare, Royal LePage Real Estate Office, Hong Kong Cafe, and Chevron



David Cooney
Partner
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Property Photos



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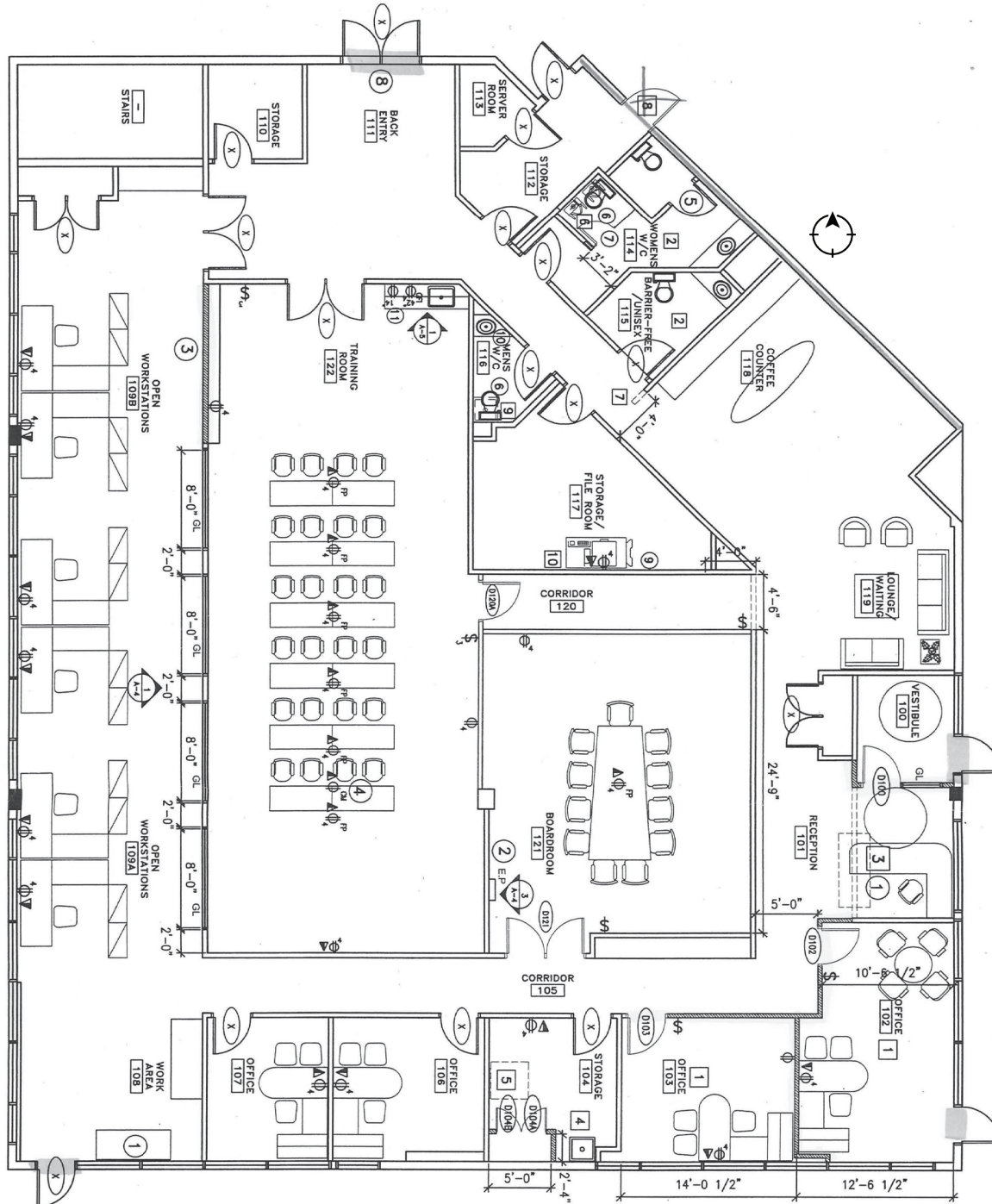
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Edmonton

FOR LEASE

Calgary Trail South

3010 Calgary Trail, Edmonton, AB

Floor plan



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