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CHRISTY'S CORNER

SEC of St. Albert Trail & 137 Avenue Edmonton, AB

PROPERTY HIGHLIGHTS

- New Tenants to the centre include Value Village, Sauce Modern Caribbean Cuisine, Best Kebab, Red Swan Pizza and Flo N Go Yoga Studio!
- Join Beijing House, Moxies, Sleep Country, and other service, food, and specialty retailers
- Located at the junction of St. Albert Trail & 137 Avenue in NW Edmonton
- Adjacent to Cineplex Odeon the only theatre complex in Northwest Edmonton
- Available Size: 1,320 SF to 24,231 SF
- Additional Rent: \$12.59 per SF (est. 2024)



St. Albert Trail sees over 39,800 VPD



Edmonton Population 2023: 1,125,599



Average Household Income: \$121,001 (3km)



Parking: 603 Stalls

AERIAL



AMENITIES











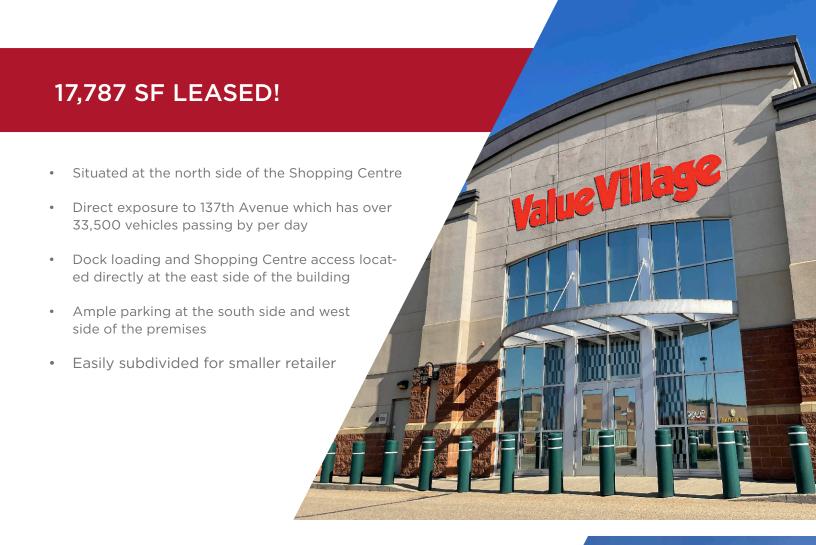


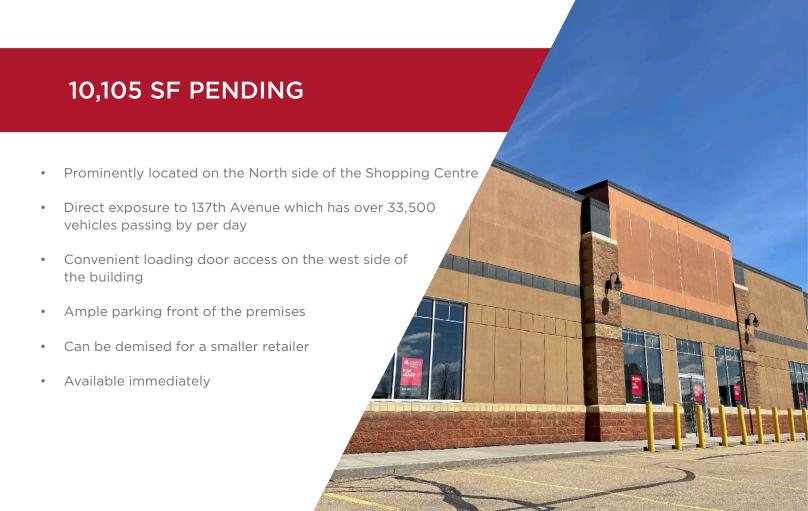






5,359 SF (PLUS 830 SF MEZZANINE) PARTIALLY FIXTURED RESTAURANT LOUISIANA PURCHASE 24,231 SF AVAILABLE





6,758 SF (Demisable) AVAILABLE

Situated prominently on the North side corner of the Shopping Centre fronting onto 137 Avenue

Space was previously occupied by RBC and features 18 fully built out offices, female/male washrooms and a staff kitchen

 The building features a wraparound drive through that is perfect for a variety of uses

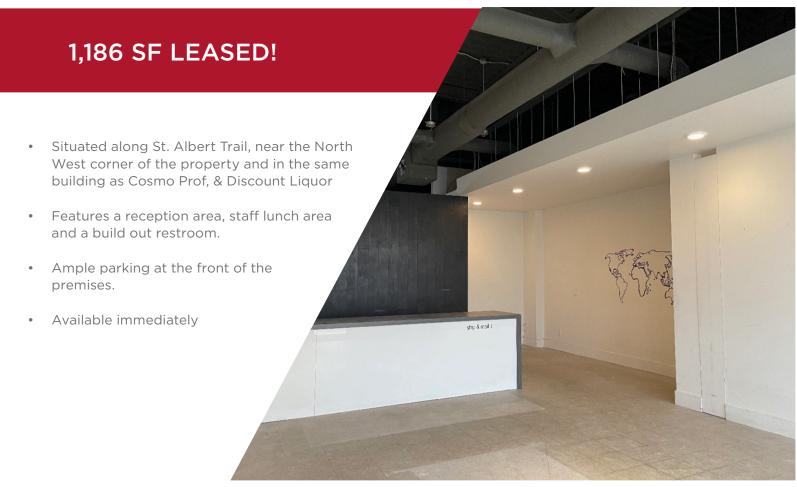
 Excellent exposure to St. Albert Trail and 137th Avenue

Ample parking at the front of the premises

Easily subdivded for smaller retailer











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