



**CUSHMAN &
WAKEFIELD**
Edmonton

CHRISTY'S CORNER

1,320 SF to 24,231 SF

PLEASE JOIN OUR
NEW ANCHOR:

ValueVillage

SEC OF ST. ALBERT TRAIL & 137 AVENUE

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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
PENDING!**



24,231 SF PENDING!



17,787 SF LEASED!

- Situated at the north side of the Shopping Centre
- Direct exposure to 137th Avenue which has over 33,500 vehicles passing by per day
- Dock loading and Shopping Centre access located directly at the east side of the building
- Ample parking at the south side and west side of the premises
- Easily subdivided for smaller retailer



10,105 SF PENDING

- Prominently located on the North side of the Shopping Centre
- Direct exposure to 137th Avenue which has over 33,500 vehicles passing by per day
- Convenient loading door access on the west side of the building
- Ample parking front of the premises
- Can be demised for a smaller retailer
- Available immediately



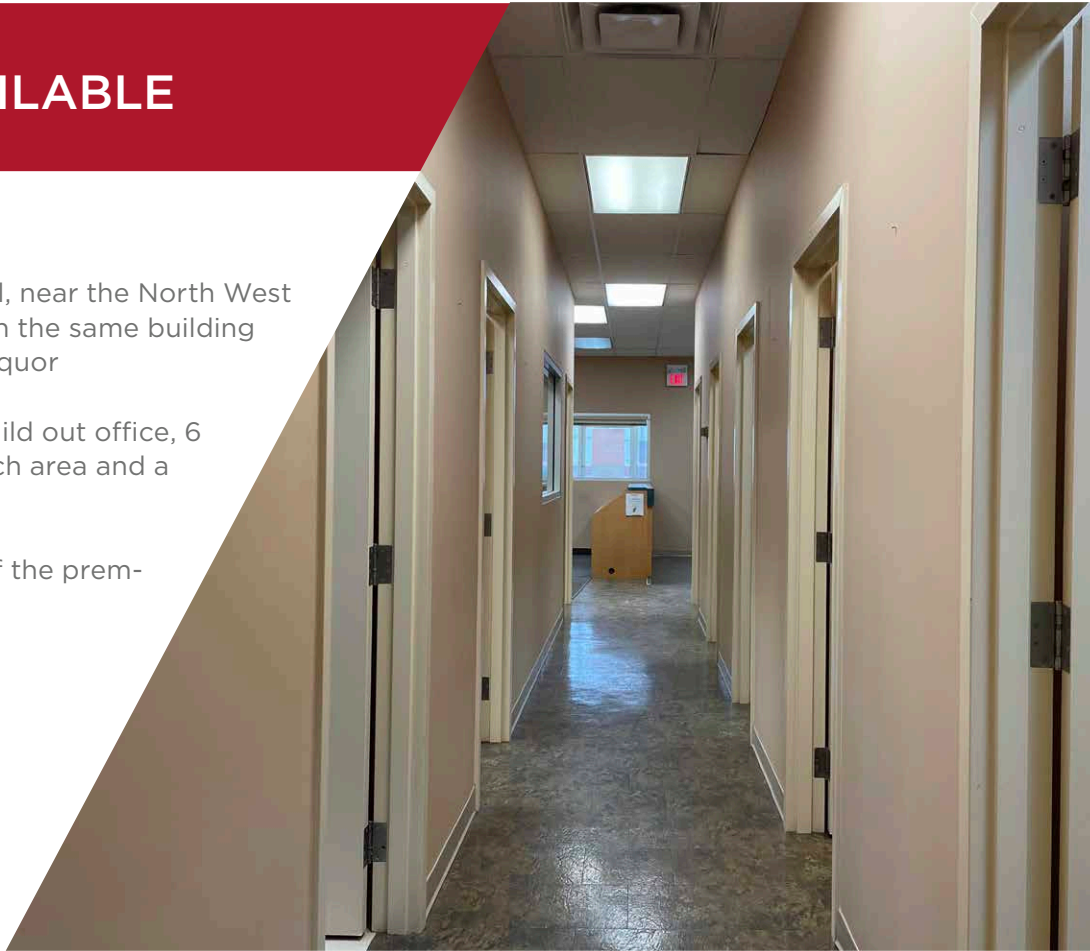
6,758 SF (Demisable) AVAILABLE

- 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 subdivided for smaller retailer



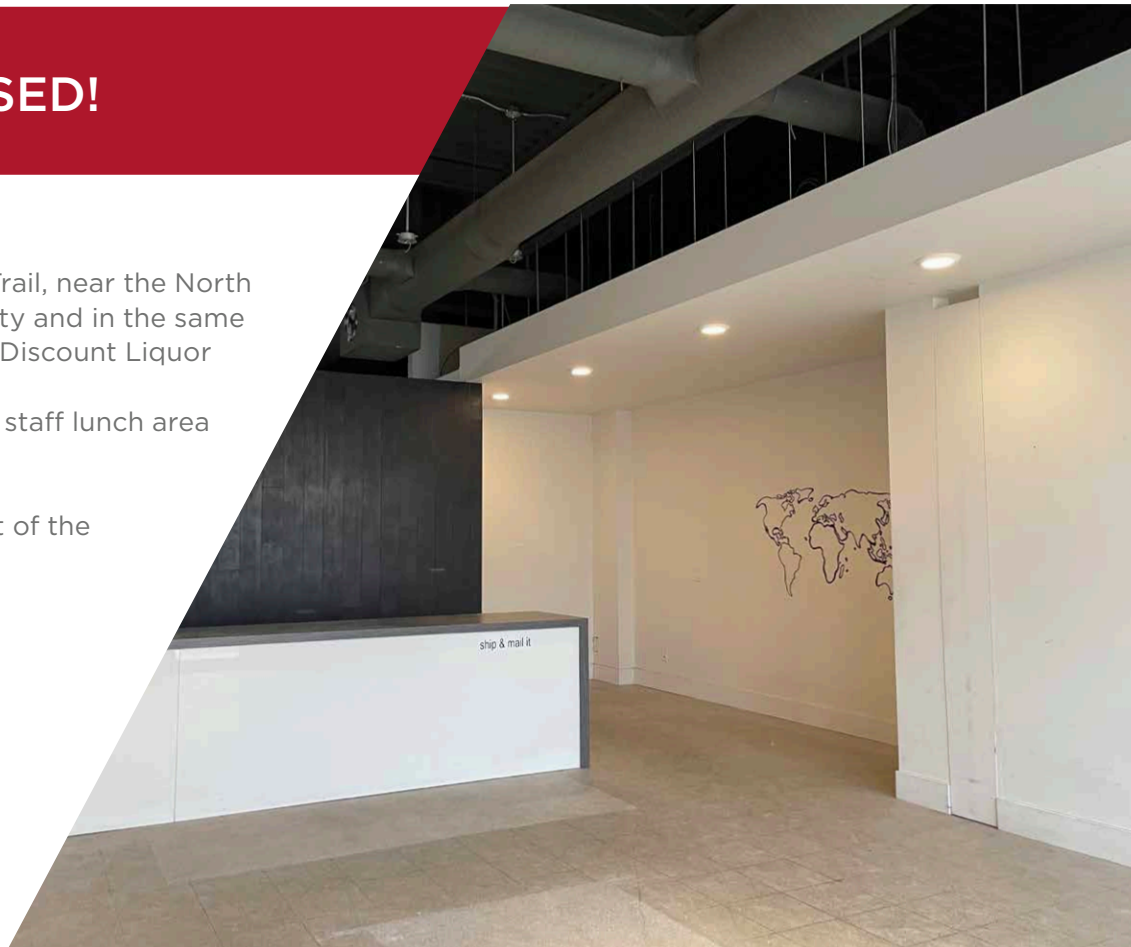
1,320 SF AVAILABLE

- Situated along St. Albert Trail, near the North West corner of the property and in the same building as Cosmo Prof, & Discount Liquor
- Features a reception area, build out office, 6 examination rooms, staff lunch area and a build out restroom.
- Ample parking at the front of the premises.
- Available immediately



1,186 SF LEASED!

- Situated along St. Albert Trail, near the North West corner of the property and in the same building as Cosmo Prof, & Discount Liquor
- Features a reception area, staff lunch area and a build out restroom.
- Ample parking at the front of the premises.
- Available immediately





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