

FOR LEASE

KLONDYKE CENTRE

5515 137 Avenue
Edmonton, AB

SPACE AVAILABLE FROM 1,140SF

PROPERTY HIGHLIGHTS

- One bay of 1,140 SF available.
- 3 bays can be combined for up to 6,552 SF.
- Former restaurant space can be demised.
- In the heart of the East 137th Avenue & Fort Road retail corridor with over 22,400 VPD on Fort Road and 24,700 VPD passing the site on 137 Avenue.
- Great access off 137th Avenue & Fort Road.
- Excellent parking pool.
- Adjacent to McDonald's and Value Village.
- Other traffic generators in the area include Safeway, Royal Bank, Alberta Motor Association, ATB Financial, and A&W.
- Dedicated pylon sign at entrance to the space. Plus additional building signage.

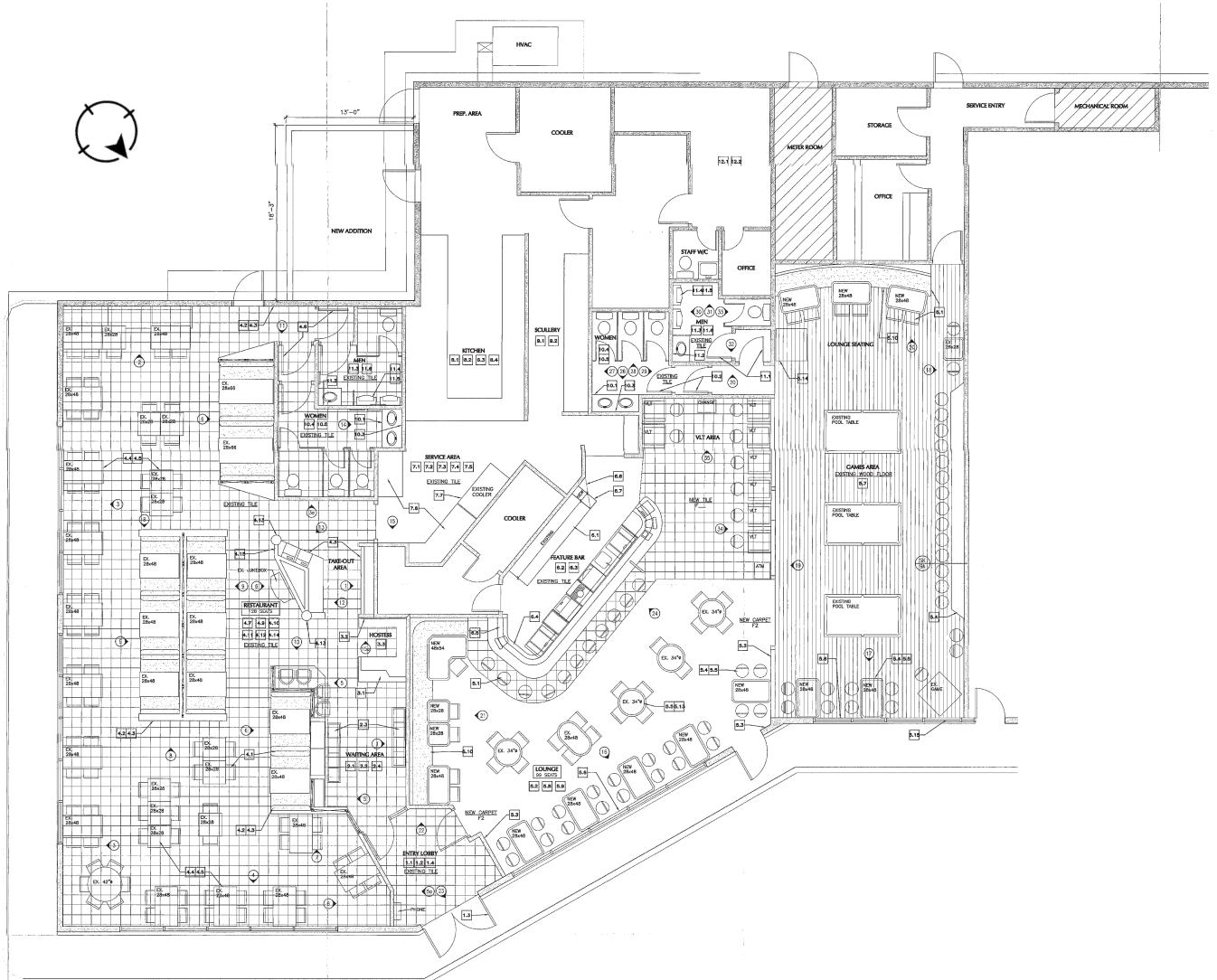
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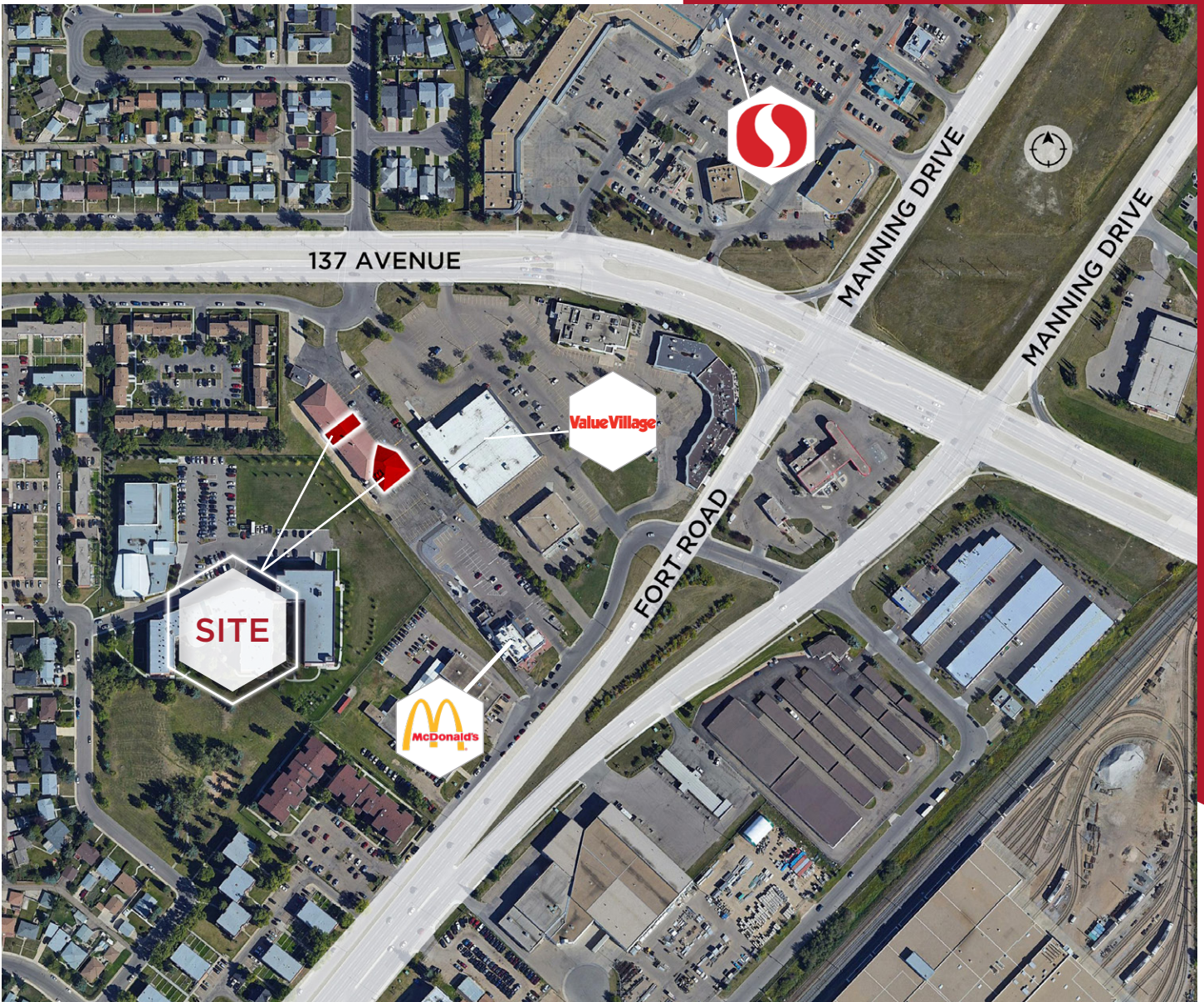
PROPERTY DETAILS

Basic Rent: Market
Operating Costs: \$14.50 Per SF (estimated for 2024)

FLOOR PLAN



PROPERTY PHOTOS



SITE PLAN



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