

FOR LEASE

KLONDYKE CENTRE

5515 137 Avenue Edmonton, AB



FOR LEASE

CUSHMAN & WAKEFIELD

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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

PROF

24.21

L1b 145

> UNIT 2 M BEAUM CONCEPT

144

ASIAN PROCERY STORE

3.73

143

142

14 140

39

5.49

19,80

<u>`</u>@

20.010 100 390 CES

150

149

UNIT³

140 m2

FORT ROAD DRYCLEANERS 105 m2

18 147

151

552/m

UNIT 4 BLE AVAILABLE AVAILADSF

5b 53 (5)

UNITS

PUNUAB RESTAUR SSMEETS

"132 m2

PROPERTYLINE

64.00

(5)

10.43

UNIT 8

UNIT 7

UNITO

238 m2 5F

205 m2 5F



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Partner 780 917 8327 david.cooney@cwedm.com

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