

## 2,627 SF MAIN FLOOR UNIT AVAILABLE (DEMISEABLE)

#### PROPERTY HIGHLIGHTS

- South Boulevard is a newly developed property strategically located between Gateway Boulevard and Calgary Trail South and fronts onto Whitemud Freeway
- The property sits along Calgary Trail and Gateway boulevard
- Very convenient with multiple access points
- Great exposure to some of the highest traffic counts in Edmonton
- Minutes away from Southgate Shopping Centre
- There is ample parking on site, and pylon signage opportunities available
- · Exterior façade signage available on the second floor

#### JOIN THESE TENANTS



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#### **PROPERTY DETAILS**

Legal Description: Lot 4, Block 5, Plan 9422309 General Commercial (CG) Zoning: Parking: **Ample** 2,627 SF - Main Floor Premises: (Demiseable) Pylon Sign Available Signage: Available: Immediately Lease Rate: Market

\$8.35 / SF CAM **Additional Rent:** \$8.67 / SF Property Tax Total: \$17.02 / SF (est. 2024) Available **Exterior Façade** Signage: **Preferred Uses:** General Retail, Quick Service

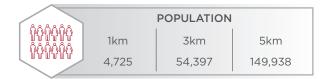
Restaurants, Personal Services, Specialty Medical, Podiatrist, Chiropractor, Sleep Clinic, Allergy Clinic, Psychologist,

Medical Imaging.

#### **AERIAL**



## **DEMOGRAPHICS**



HOUSEHOLDS		
1km	3km	5km
1,876	21,257	60,830





## PROPERTY PHOTOS



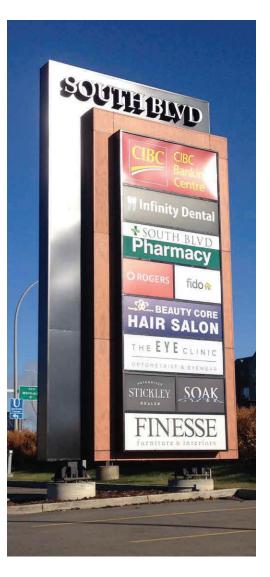




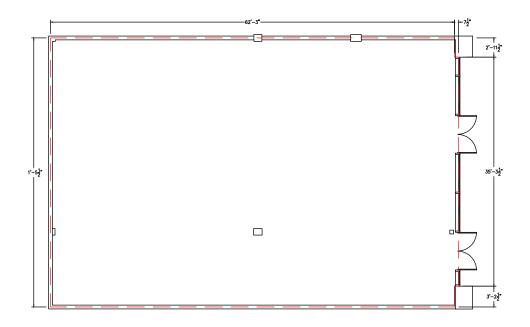




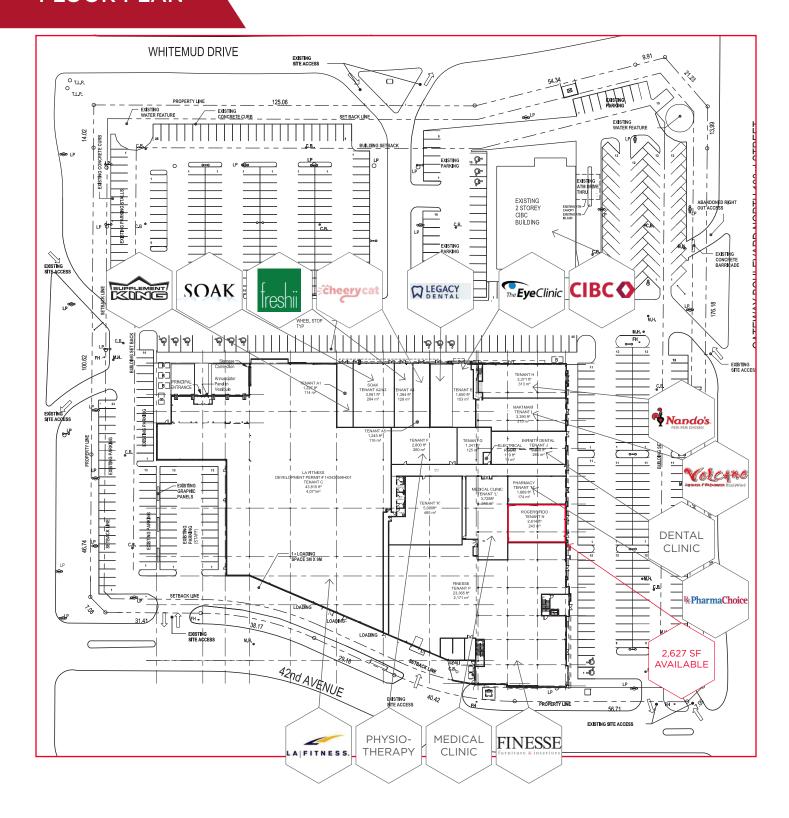




# MAIN FLOOR - 2,627 SF



#### **FLOOR PLAN**



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