

FOR LEASE

SOUTH BOULEVARD SHOPS

4213 Calgary Trail NW,
Edmonton, AB



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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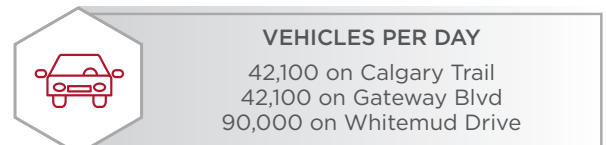
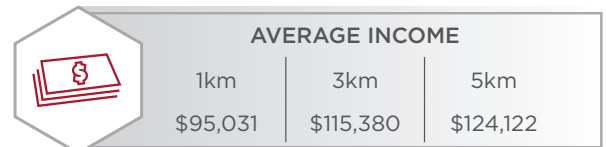
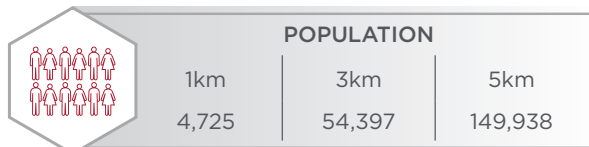
PROPERTY DETAILS

Legal Description:	Lot 4, Block 5, Plan 9422309	Additional Rent:	\$8.35 / SF CAM \$8.67 / SF Property Tax Total: \$17.02 / SF (est. 2024)
Zoning:	General Commercial (CG)	Exterior Façade Signage:	Available
Parking:	Ample	Preferred Uses:	General Retail, Quick Service Restaurants, Personal Services, Specialty Medical, Podiatrist, Chiropractor, Sleep Clinic, Allergy Clinic, Psychologist, Medical Imaging.
Premises:	2,627 SF - Main Floor (Demiseable)		
Signage:	Pylon Sign Available		
Available:	Immediately		
Lease Rate:	Market		

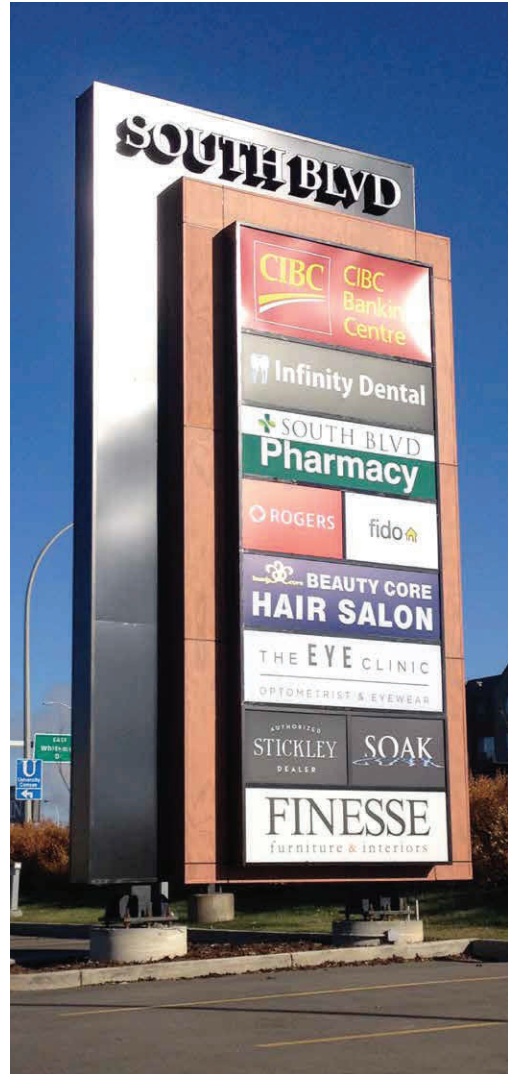
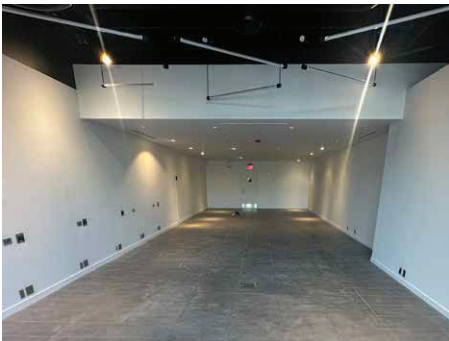
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DEMOGRAPHICS



PROPERTY PHOTOS



MAIN FLOOR - 2,627 SF

