



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**AVAILABLE IMMEDIATELY**

**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**



### **John Shamey**

Partner

780 702 8079

[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

### **Cody Miner, B.Comm.**

Sales Associate

780 702 2982

[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)

### **CUSHMAN & WAKEFIELD Edmonton**

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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		

# AERIAL

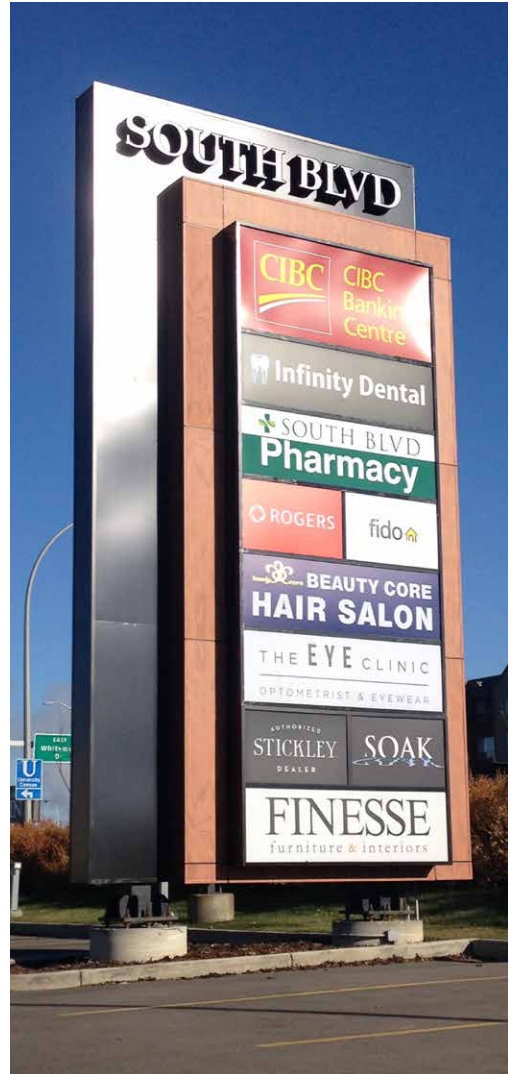
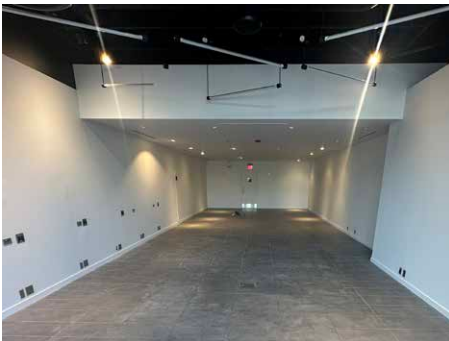


# DEMOGRAPHICS

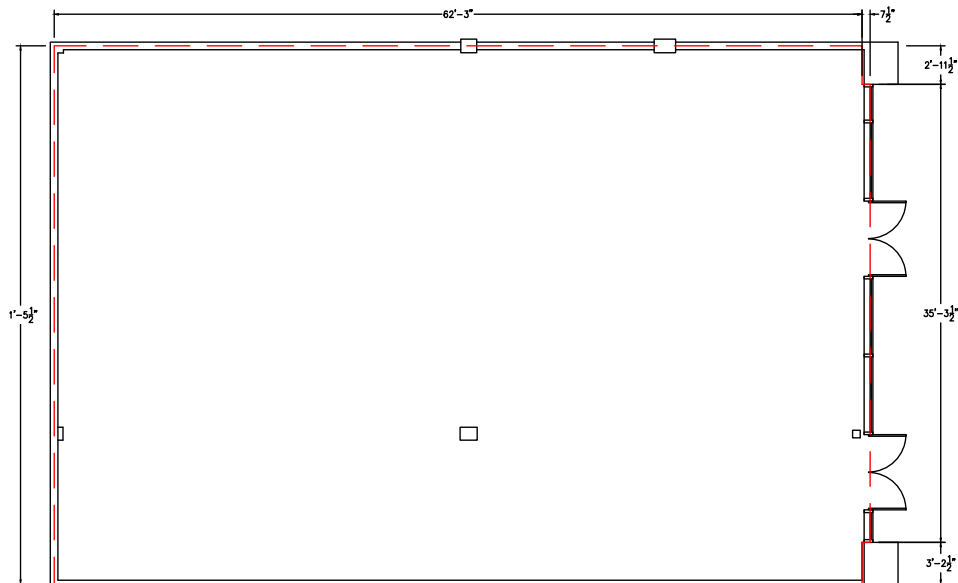
	POPULATION		
	1km	3km	5km
	4,725	54,397	149,938
	AVERAGE INCOME		
	1km	3km	5km
	\$95,031	\$115,380	\$124,122
	HOUSEHOLDS		
	1km	3km	5km
	1,876	21,257	60,830
	VEHICLES PER DAY		
	42,100 on Calgary Trail 42,100 on Gateway Blvd 90,000 on Whitemud Drive		



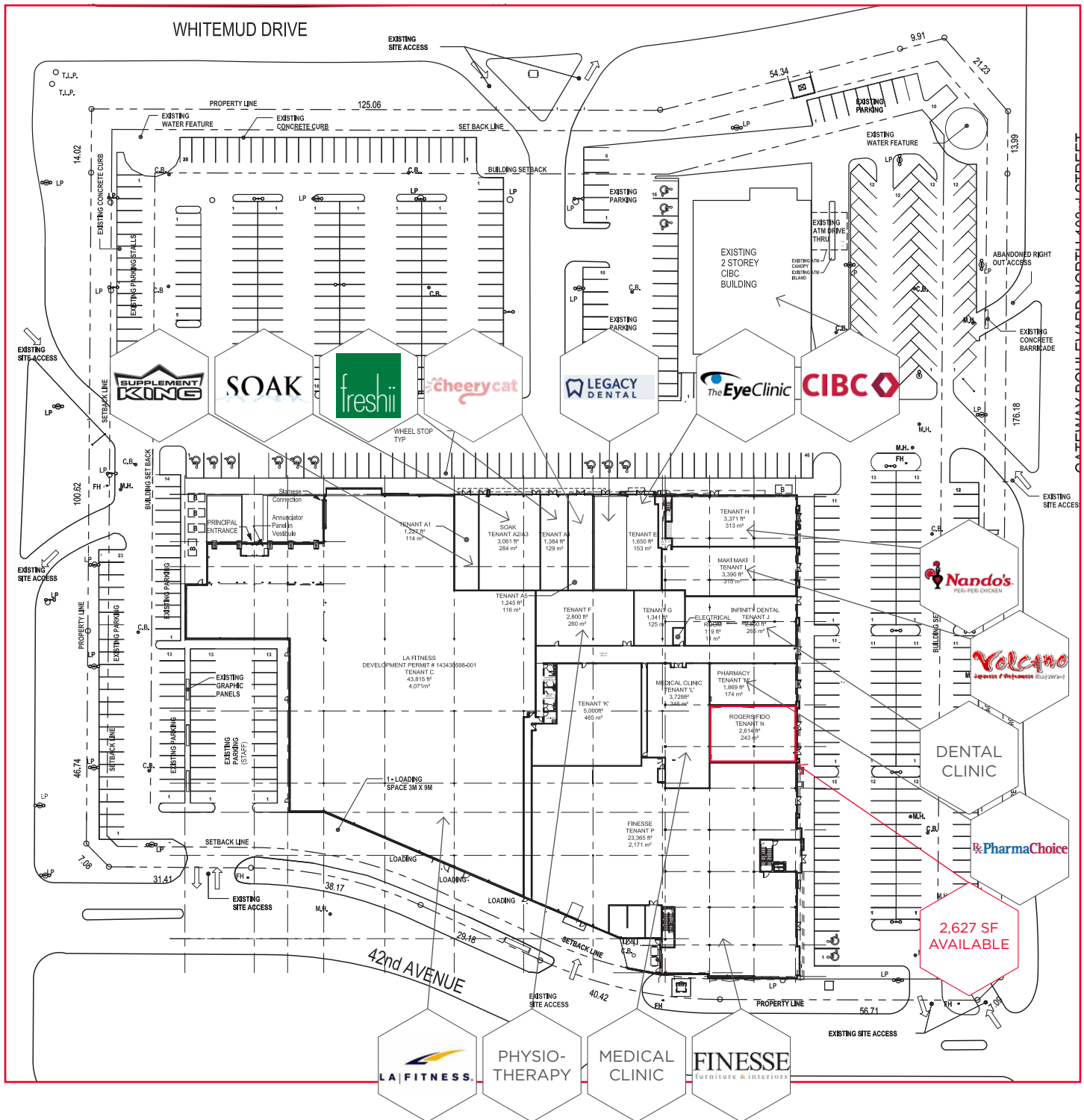
# PROPERTY PHOTOS



# MAIN FLOOR - 2,627 SF



# FLOOR PLAN



**John Shamey**  
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