

**NEW TENANT
ANNOUNCEMENT**



FOR LEASE

Cornerstone Slave Lake

1500 Main Street, Slave Lake, AB

2,091 - 5,169 SF
+ Build to Suit Opportunities



Cushman & Wakefield Edmonton
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PROPERTY HIGHLIGHTS

Be a part of the largest power centre in the region! Cornerstone Slave Lake services a trade area of 25,000 people. Landlord is prepared to help franchise groups secure franchisees by offering space on their franchisee wanted board or allowing placement of signage on the premises.

Flexible floor plans

Co tenants include; Sobeys, Canadian Tire, Walmart, Staples, Shoppers Drug Mart, Tim Hortons, and Dairy Queen

Ample Parking

Excellent street exposure

Located on the southwest corner of Highway 2 and Main Street, the main retail corridor in the community

SITE

MAIN STREET

HIGHWAY 2

HIGHWAY 88



PROPERTY DETAILS

TOTAL SQUARE FEET
120,799 SF

TOTAL AVAILABLE
1,274 & pad opportunities (new development) of approximately 9,000 - 12,000 SF

- 2,091 SF
- 2,125 SF
- 2,539 SF
- 5,169 SF

LEASE RATE
Market

PARKING RATIO
5.79/1,000/SF

T.I.
Negotiable

ADDITIONAL RENT

Taxes: \$3.41 per SF (2024)
CAM: \$6.62 per SF (est. 2024), plus management fee

ZONING

C3 - Highway Commercial District. This site recently underwent a Land Use Bylaw Amendment that will now allow for a variety of Medical and Health (outpatient) uses. Seeking: Dental Clinics, Othodontist Clinic, Denturist, Physiotherapy Clinic, Optometry Clinic, Audiology, and other medical uses!





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