

**GREAT ACCESS AND VISIBILITY**

**NEW BUILDING SIGNAGE PROGRAM  
COMING SOON**



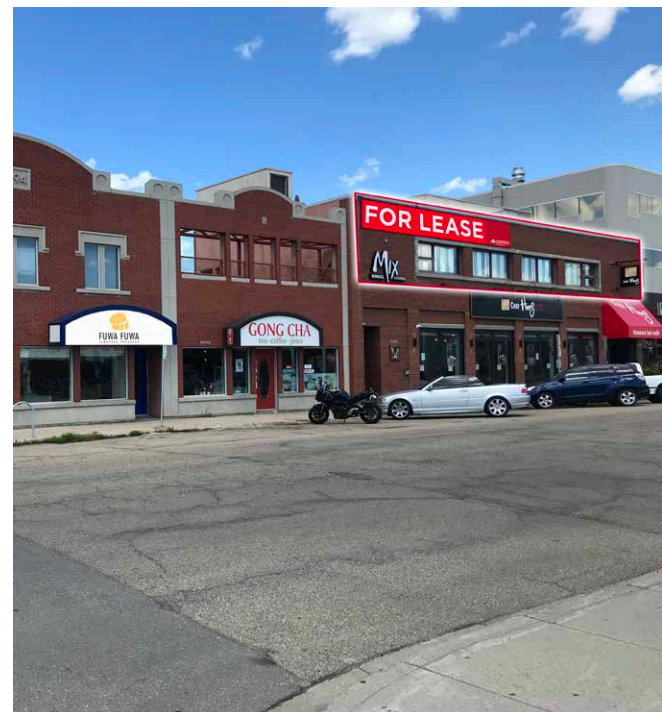
**Unit 8107: 1,378 SF**  
(Includes 543 SF of mezzanine space)

**Unit 8105: 1,320 SF**  
(Includes 416 SF of mezzanine space)

**Units 8107 & 8105 can be combined modern building**  
**Second Floor Unit: 2,352 SF**

### Property Highlights

- Strategically located on Calgary Trail South just south of Whyte Avenue, Strathcona Shoppes on Fourth is part of one of Edmonton's most popular retail corridors
- The centre has very good access and exposure, where 104 Street sees over 21,100 vehicles per day
- Ample parking on site at rear plus street front parking on both the south and west sides
- Join our newest tenant: Smoke's Poutine
- Other tenants in the centre include Fuwa Fuwa Pancakes, NongBu Korean Eatery, Pita Pit, Flying Dragon Restaurant
- Other tenants in the area include Extra Foods, Shoppers Drug Mart, The Pint, and ATB
- 10338 - 81 Avenue: former lounge space on second floor



### David Cooney

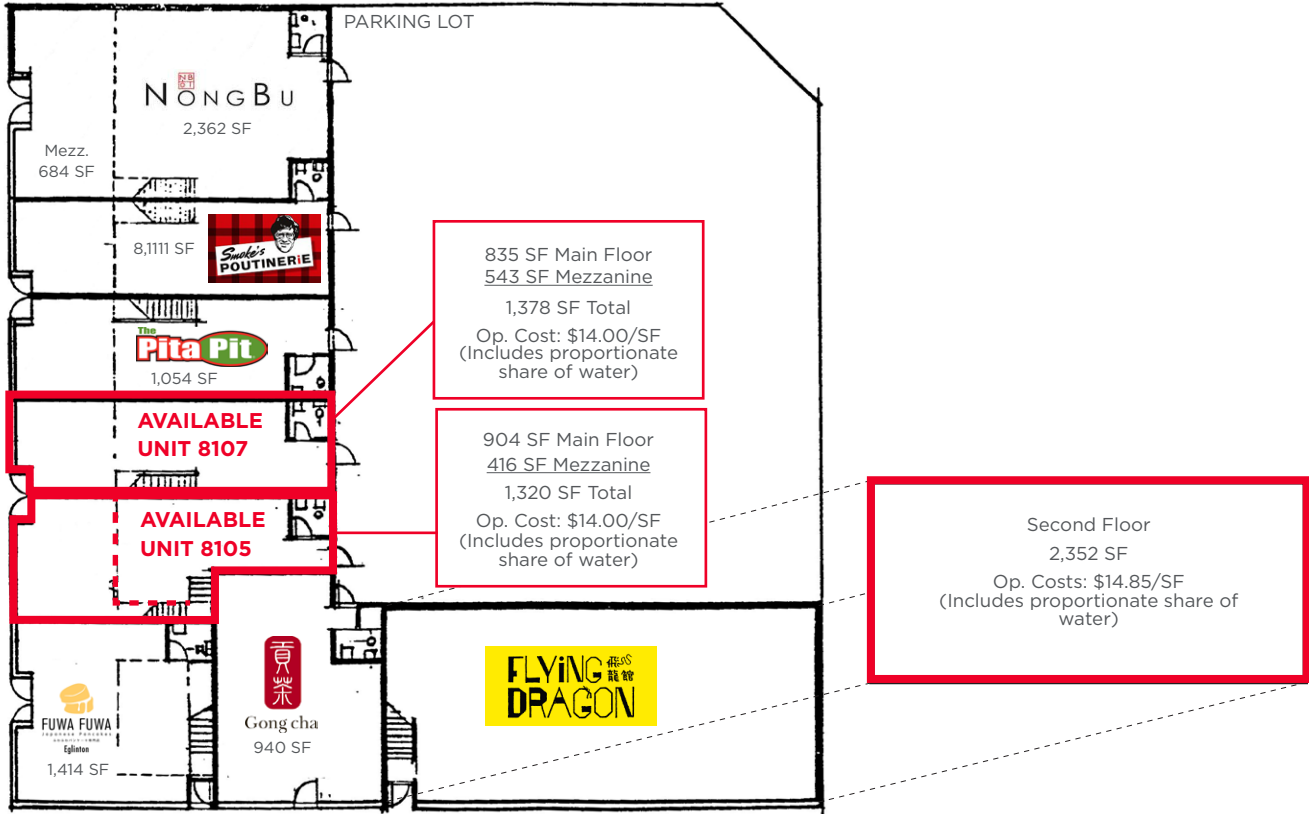
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**Site Plan**



**Aerial**



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