

**CUSHMAN & WAKEFIELD**  
Edmonton

**Starlight** INVESTMENTS

# BONAVENTURE GATE, 13140 ST. ALBERT TRAIL EDMONTON

**FOR LEASE  
7,277 SF AVAILABLE**

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[cwedm.com](http://cwedm.com)

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**ABUNDANT ON-SITE PARKING  
TURN-KEY PACKAGES AVAILABLE**

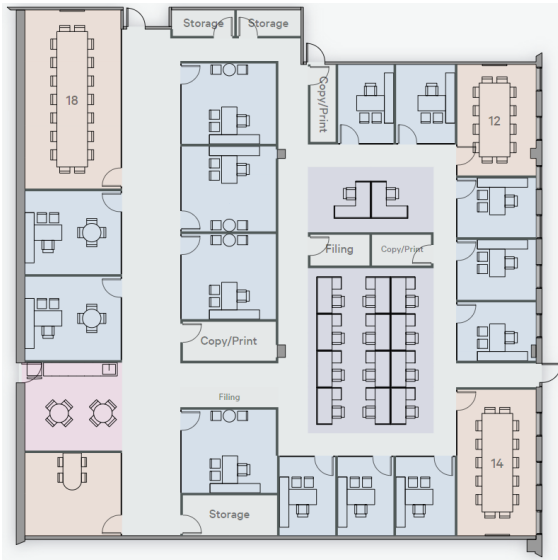
ST ALBERT TRAIL



# THE OPPORTUNITY

- Convenient access to St. Albert Trail, Yellowhead & Anthony Henday Drive
- Ample surface parking with additional street parking available
- Prominent building and pylon signage opportunities with exposure to St. Albert trail
- Above market inducements including turnkey options or tenant allowance
- Fibre Optic available through Bell
- Variety of nearby amenities including restaurants, cafes and retail
- Professionally managed

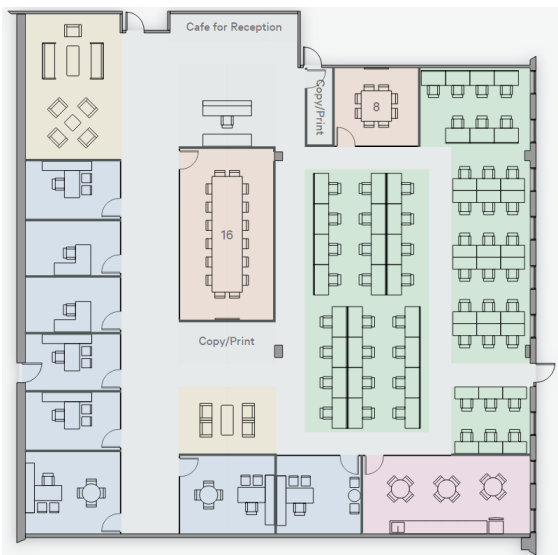
Concept 1



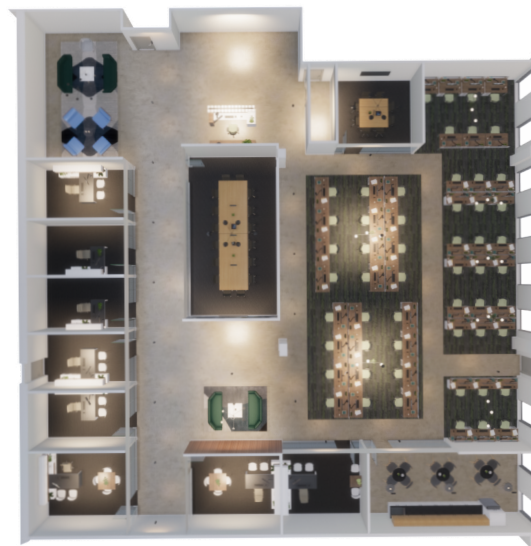
3D Plan



Concept 2



3D Plan



# PROPERTY DETAILS

**AVAILABLE AREA**  
7,277 SF

**BASE RENT**  
Starting at \$10.00 Per SF

**OPERATING COSTS**  
\$11.25 Per SF

**TI ALLOWANCE**  
Negotiable

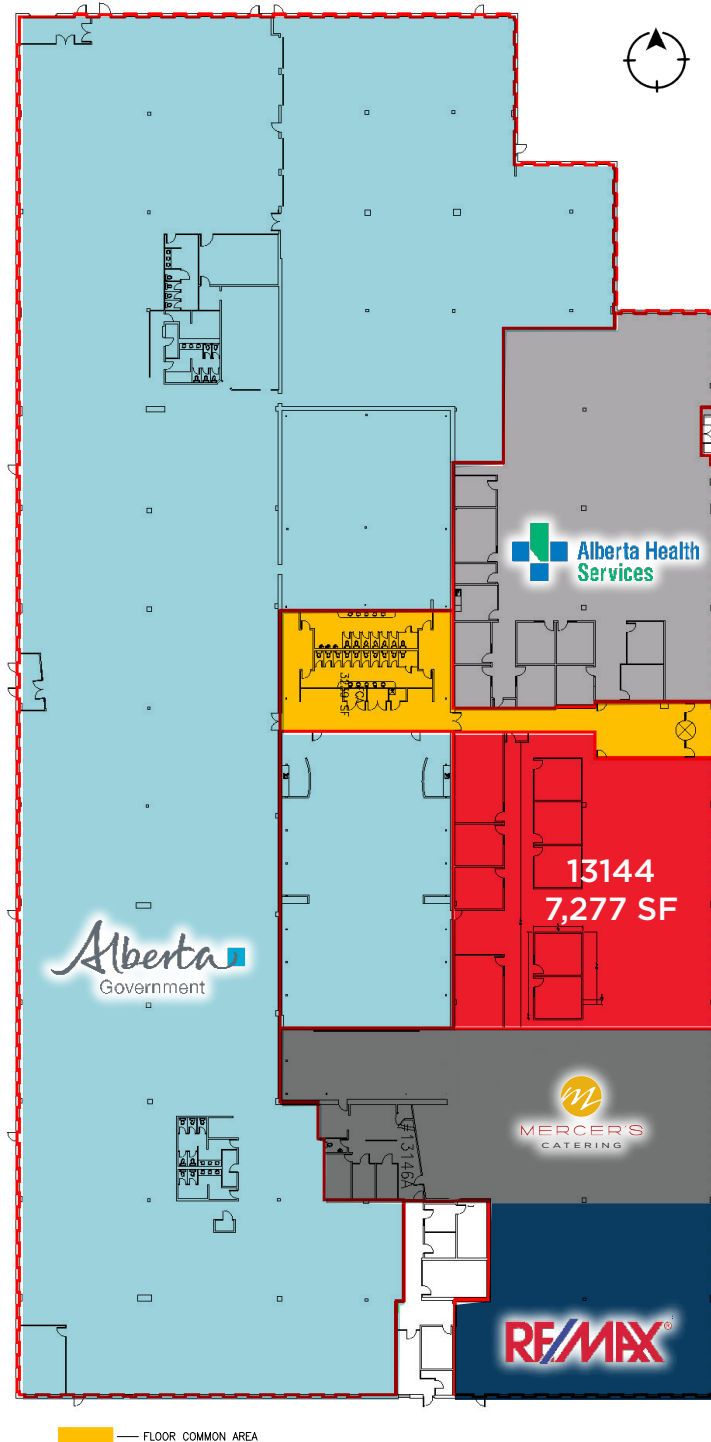
**AVAILABILITY**  
Immediately

**ZONING**  
IB (Industrial Business)

**PARKING**  
4 stalls per 1,000 SF  
plus additional street parking

## PERMITTED USES

- Business Support Services
- Breweries, Wineries and Distilleries
- Cannabis Retail Sales
- Creation and Production Establishments
- Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- Gas Bars
- General Industrial Uses
- Liquor Stores
- Major Service Stations
- Minor Service Stations
- Professional, Financial and Office Support Services
- Special Event



## SITE PHOTOS





# SITE AERIAL



137 AVENUE

## DEMOGRAPHICS



### POPULATION

1km	3km	5km
2,781	39,243	118,810



### HOUSEHOLDS

1km	3km	5km
919	14,593	46,123



### AVERAGE INCOME

1km	3km	5km
\$93,586	\$95,971	\$98,874



### VEHICLES PER DAY

37,000 on St Albert Trail  
in front of property

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