

PROPERTY HIGHLIGHTS

Located at the intersection of Whitemud Drive & 17 Street, this unenclosed centre offers 35 units totalling 409,184 SF.

VINNERS Join area retailers such as Superstore, Home Depot, Staples, Winners.

Ample Parking.

Located in prime retail node.

Easily accessible.

## **PROPERTY DETAILS**

**Municipal Address:** 2004 38 Avenue NW

DC2 - Site Specific **Zoning:** 

**Development Control** 

Lease Rate: Market

**Additional Rent:** \$14.68 (Estimated 2023)

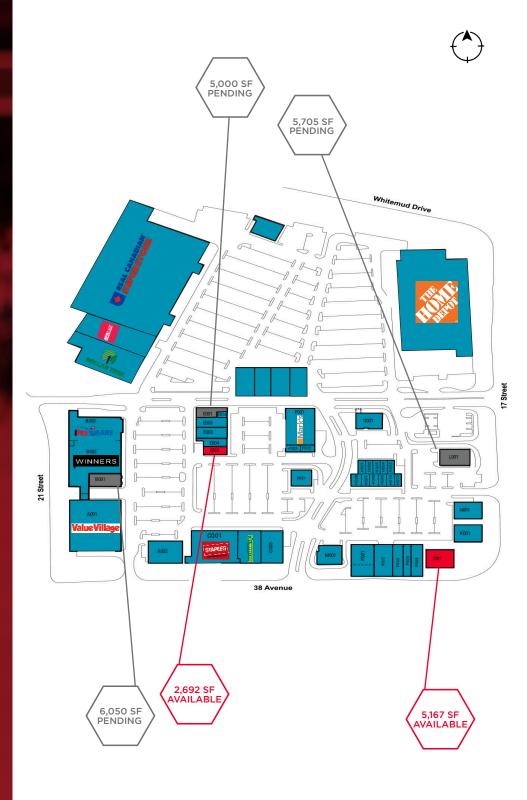






## SITE PLAN

	A001	Value Village (26,579 SF)	H004	Freshii (1,322 SF)
	A002	CIBC (6,139 SF)	H005	Wok Box (1,279 SF)
	B001	PENDING (6,050 SF)	Н006	RBC Insurance (1,621 SF)
	B002	Winners (27,549 SF)	H007	Core Dental Whitemud (2,056 SF)
	B003	Pet Smart (17,714 SF)	H008	Money Mart (1,226 SF)
	C001	Staples (20,243 SF)	H009	Bella Tonic Spa (1,312 SF)
	C002	Dollarama (9,812 SF)	H010	Fairstone Financial (1,226 SF)
	C003	Laura (8,721 SF)	H011	Bell (1,255 SF)
	D001	RBC Royal Bank (5,336 SF)	J001	AVAILABLE - FOR LEASE (5,167 SF)
	E001	PENDING (5,000 SF)	K001	Sleep Country Canada (5,403 SF)
	E002	Chatters (3,000SF)	L001	PENDING (5,705 SF)
	E003	Nova Cannabis (3,208 SF)	M001	ATB Financial (6,096 SF)
	E004	Apollonia Dental Clinic (2,479 SF)	N001	Scotiabank (5,825 SF)
	E005	AVAILABLE - FOR LEASE (2,692 SF)	P001	East Indian Restaurant (2,699 SF)
	E01A	Bright Nails (999 SF)	P002	Meadows Early Learning Centre
	F001	Mark's (14,615 SF)	P003	(5,599 SF) Easy Financial (2,395 SF)
	F002	Wing Snob (2,478 SF)	P004	Goodwill (2,200 SF)
	F003	LifestylE Cig (989 SF)	P005	The Golden Spoon Indian
	G001	TD (5,489 SF)	F 0 0 3	Restaurant & Bar (2,500 SF)
	H001	Subway (1,250 SF)	2	Mucho Burrito
	H002	Primetime Donair & Kebab (1,226 SF)	4430	Home Depot (98,500 SF)
	H003	Little Caesar's (1,317 SF)		



















**John Shamey** Partner 780 702 8079

**Brett Killips** Partner 780 702 2948 john.shamey@cwedm.com brett.killips@cwedm.com Jennifer Baker Team Coordinator 780 720 7629 jennifer.baker@cwedm.com