

OUTSTANDING RETAIL OPPORTUNITY



8,763 SF Freestanding Building for Sublease

Property Highlights

- Fully fixtured restaurant
- Market rent
- 2017 Property taxes: \$5.00 per SF (est.)
- CAM is self administered as per the lease
- Landlord insurance of 0.11 per SF (2017)
- Sublease until January 2024
- Ample parking on site
- Great exposure and signage
- Over 48,000 vehicles per day pass by this location



Gary Killips

Partner

780 917 8332

gary.killips@cwedm.com

Marino Padoan

Senior Associate

780 917 8340

marino.padoan@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1

www.cwedm.com

Property Photos



Gary Killips

Partner

780 917 8332

gary.killips@cwedm.com

Marino Padoan

Senior Associate

780 917 8340

marino.padoan@cwedm.com

CUSHMAN & WAKEFIELD

Edmonton

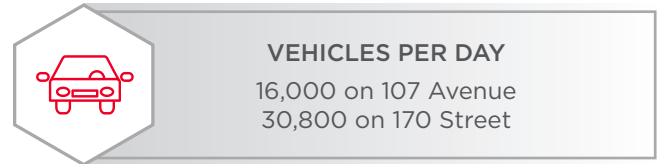
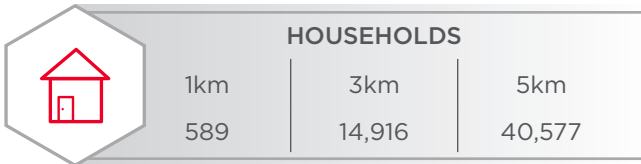
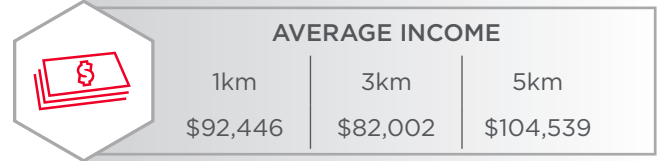
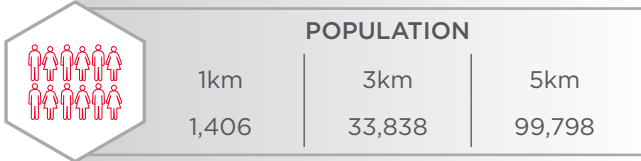
Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

Demographics



Aerial



Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Marino Padoan
Senior Associate
780 917 8340
marino.padoan@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



Gary Killips	Marino Padoan
Partner	Senior Associate
780 917 8332	780 917 8340
gary.killips@cwedm.com	marino.padoan@cwedm.com