

**500 SF AVAILABLE IMMEDIATELY!**

**ENDCAP UNIT!**



**500 SF Endcap Available Immediately**

**Property Highlights**

- Opportunity to lease 500 SF in Hermitage Plaza
- Ideal Tenants: Personal Services, Tailoring, Shoe Repair, General Retail, Professional Services, and Beauty Supplies
- The space is built out as a previous vape store including a fully built out washroom
- Join Tenants like Bunkers Sports Pub, Nail Salon, Daycare, Convenience Store, and Hair Salon!
- High exposure to Hermitage Road
- Available immediately



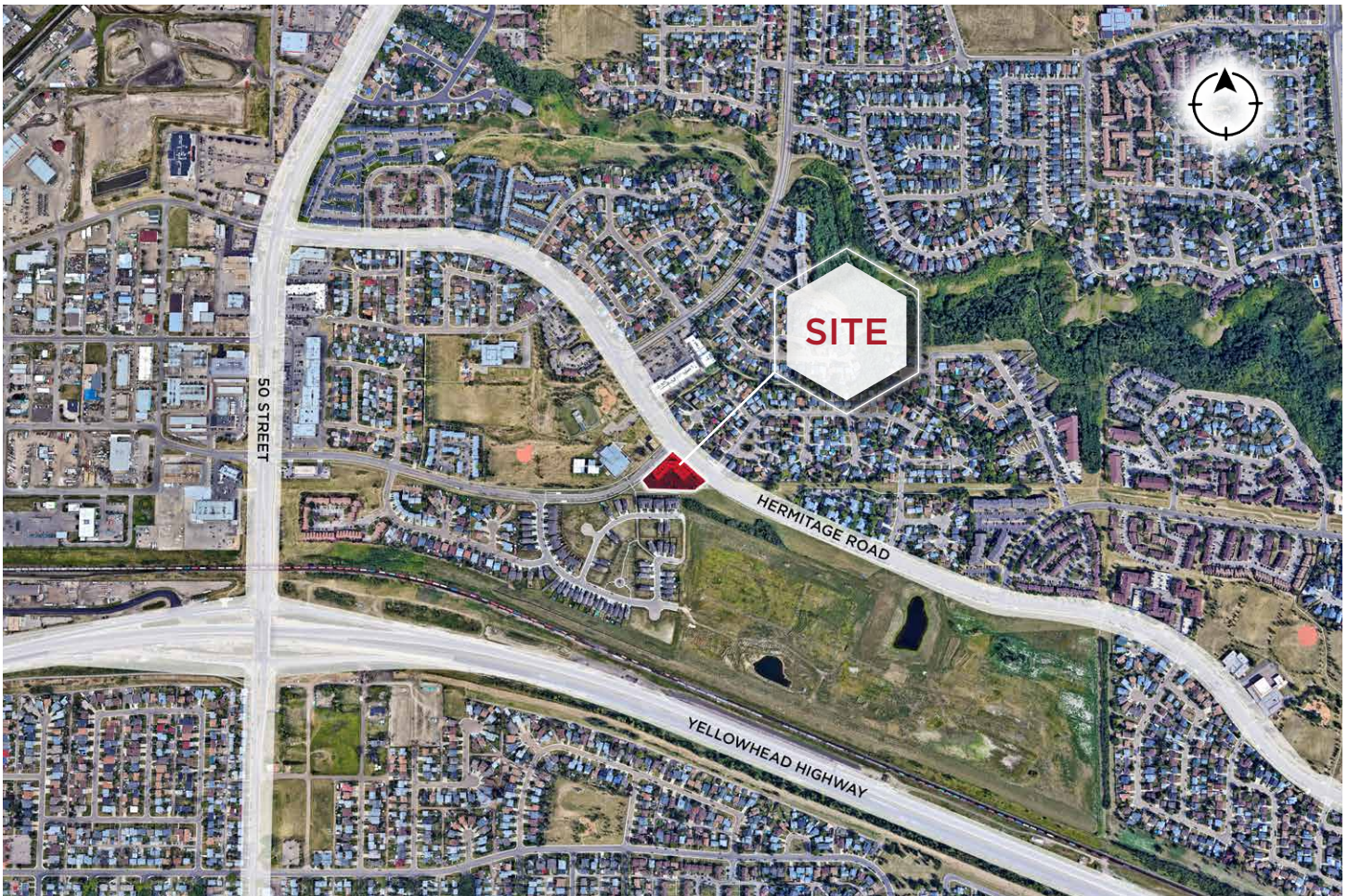
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## Property Details

<b>Municipal Address:</b>	621 - Hermitage Road, Edmonton, AB	<b>Lot Area:</b>	± 51,865 SF
<b>Legal Description:</b>	Lot 1, Block 26, Plan 4954TR	<b>Size:</b>	± 500 SF
<b>Zoning:</b>	CNC	<b>Utilities:</b>	Separately Metered
<b>Neighbourhood:</b>	Homesteader	<b>Additional Rent:</b>	\$10.00 Per SF
<b>Building Size:</b>	± 15,000 SF	<b>Base Rent:</b>	Market
<b>Parking Area:</b>	Ample Parking		

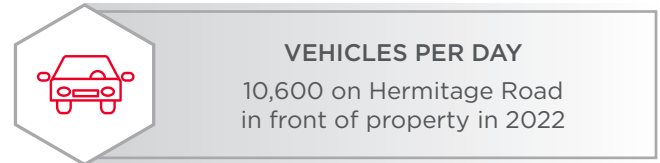
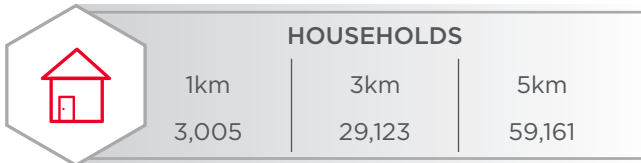
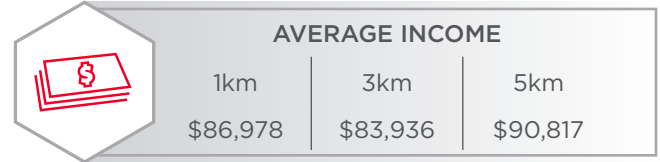
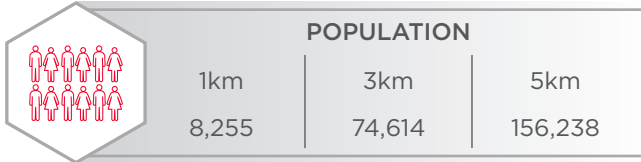
## Aerial



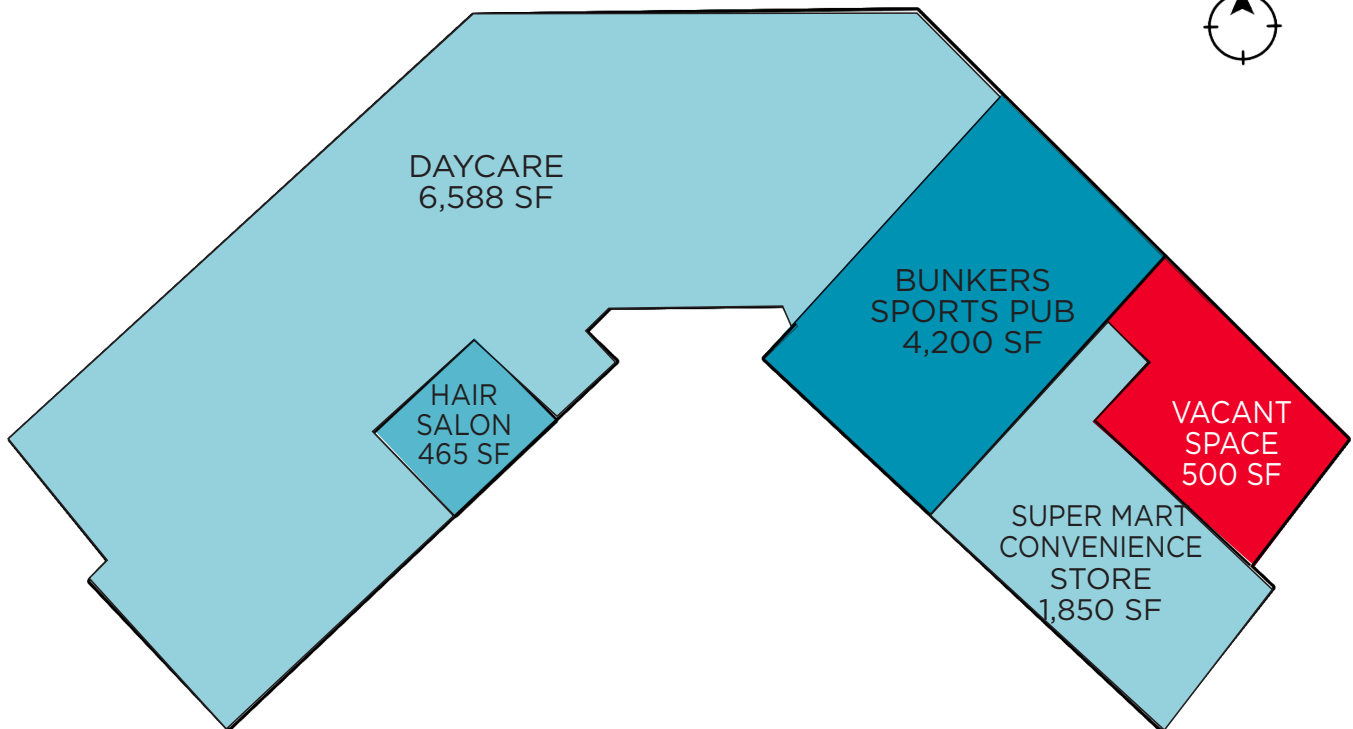
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## Demographics



## Site Plan



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